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EAST ACTON MANOR HOUSE. BEING
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HERALDIC ILLUSTRATIONS.

1. SUCKLING.—Per pale *gules* and *azure*, 3 bucks tripping *or*.
2. SUTTON.—*Or*, a lion *vert*, a quarter *ermine*, with a molet for difference.
3. ASHFIELD.—*Sable*, a fess engrailed between three fleur-de-lys *argent*.
4. PERRYIN.—*Argent*, on a cheveron *azure*, between three pears *vert*, three leopards' heads *argent*.
5. VYNER.—*Azure*, a bend *or*. On a chief *argent*, a saltire engrailed *gules* between two Cornish choughs.
6. HAMILTON.—Quarterly 1 and 4 quarterly. 1 and 4 *gules*, three cinquefoils *ermine* (Hamilton). 2 and 3 *argent*, a lymphad with the sails furled, flagged *gules* (Arran). 2 and 3 *argent*, a man's heart *gules* ensigned with an imperial crown on a chief *azure*, three molets *argent* (Douglas) impaled, with *azure* a fleur-de-lys *argent* with a molet for difference (Digby).
7. ONSLOW.—*Argent*, a fess *gules* between six choughs.
8. CHICHESTER, EARL OF DONEGAL.—Quarterly, 1 and 4, checky *or* and *gules*, a chief *vair* (Chichester), 2 and 3, *azure* fretty *argent* (Itchingham).
9. LADY CONWAY.—*Sable*, on a bend between two cottises *argent*, a rose *gules* between two rings *Sable* (Conway), impaling *Sable* a woman cut off at the breasts, crined *or* (Hueriblock).

PREFACE.

THE long delay in the issue of this volume—its publication was intended in 1907—requires a note of explanation. It is no secret to the friends of the Committee that their activities have been largely hampered by lack of funds, and although the postponement of the Volume was due, in the first instance, to some difficulty in obtaining the necessary *data* for the Survey, the subsequent delay has been the result of insufficient resources to admit of earlier publication. The timely assistance of the London County Council has enabled the Committee to prepare in the meantime the more important Parish Surveys which have already been printed, and the only Monographs which have appeared since the account of East Acton Manor was projected, namely, Crosby Place, Morden College, and Eastbury Manor House, have had reasons of urgency or importance which could not be set aside. It is hoped that the task of the Committee will now become an easier one, and that a more regular issue of volumes will be possible in the immediate future.

The thanks of the Committee are due to Mr. Walter T. Prideaux and the Worshipful Company of Goldsmiths for the valuable information afforded them from the Company's records, and for permission to reproduce the delightful painting shown on Plate I ; also to Mr. William King Baker for his notes and the loan of photographs ; to Mr. S. Lord, the Treasurer of the Urban District Council, for information as to the names of residents at the Manor House ; and to the Rector, the Rev. G. S. de Sausmarez, for placing his parish records at our service ; also to Mr. F. Middleton, of the Acton Scientific and Literary Society, for his photograph of the drawing of the interior of the hall ; and to the Librarian at the Acton Library for permission to photograph it. Finally, also to the Ecclesiastical Commissioners, who so kindly gave the Committee permission to examine the early Court Rolls, and copies of leases, etc., which were in their possession, and to the officials at H.M. Record Office and the Middlesex Land Registry for their assistance in examining the documents from which the early history of the house has now been definitely obtained.

PHILIP NORMAN.

EAST ACTON MANOR: ARCHITECTURAL DESCRIPTION.

EAST ACTON Manor House has been portrayed best for us in the painting preserved at Goldsmiths' Hall and here reproduced by courtesy of the Company (Plate 1). The artist has conveyed with success the homely dignity and quiet charm of this house, which worthily represented the ideals of the builders at the opening of the 18th century. The gables and mullioned windows of the Elizabethan and early Stuart homestead had been left behind, and in their place were the stately rows of sash windows, the well-proportioned cornice to the eaves, and little pedimented dormer windows perched upon the hipped roofs of tile. The architectural formality was of a gentle character, not too demonstrative, but aiming at a full measure of scholarly propriety and decorous form. Nor was the skill of the builder less in evidence in the setting of the house, its distance from the road allowing of the coveted perspective, its avenue-guarded approach, and the curving walls which framed its entrance gates. We shall see that the opposite front had a somewhat earlier treatment, and certain internal features suggest that either a part of an older house was allowed to remain or that some of its decorative fittings were re-fixed. The western, or Entrance front, however, shewn in the painting, was undisturbed by any elements of an earlier character. Before the house was destroyed in 1911 a plan of the ground floor was prepared by Mr. G. H. Lovegrove (Plate 3), and from this it may be seen that the main block followed the usual plan of the late 17th century or early 18th century house. It was composed of a rectangle with two short wings projecting eastwards, the central portion being occupied by an entrance hall towards the drive, and a staircase-hall looking on the gardens. The southern portion, including one wing, was divided into two reception rooms, while the northern part contained a room used as a dining room, with offices and a second staircase. Further north was a considerable range of buildings (including the kitchen), which appears to have been modern, with the exception of a building containing three rooms and a staircase facing west. There is no clear evidence of the date or original purpose of this block, which had no direct communication with the house, although connected with it by its southern wall, which flanked the entrance court. The building can be seen in the painting at Goldsmiths' Hall, and appears, from its stone quoins and casement windows, to be of a date earlier than the house itself, in which case it was probably the surviving portion of John Perryn's house or of one of the farmhouses mentioned in his will of 1656 (*see* Historical Notes). It was evidently remodelled early in the 18th century and covered with a hipped roof in keeping with the main building.

The west front had on the first floor a range of seven windows, with wide frames slightly recessed from the face of the brickwork. They were arranged in three groups, three together in the centre and a couple on each side. The brickwork surrounding the centre window was in close-jointed red brick and projected $2\frac{1}{2}$ inches from the face of the wall, the portion immediately below the main cornice projecting also laterally over the two console brackets in cement, one on each side. The roof cornice and plaster cove at the eaves broke forward over this central feature, which rested on a plain brick string-course at the first floor level.

On the ground floor were windows of similar character to those above, but the central portion was occupied by the entrance doorway. This door had lost its original hood and framework, which appear to have been similar to that on the East front, if indeed the latter had not actually been removed from this position. There remained, however, the brick pilasters with moulded capitals and bases, flanking the entrance.

In recent times there were four flat-roofed dormers, with sash windows, which, it would seem, had replaced the original dormers with pediments and casement-lights shewn in the drawing on Plate 1.

The South front possessed a range of six windows (in three pairs) on the first floor; but below them, instead of the ordinary frames, there were six pairs of glazed doors or French windows reaching to the ground. The third window from the east was supported on either side by brick pilasters with moulded capitals, and along this whole length a verandah had at one time been fixed and subsequently removed. Three dormer windows lighted the attic floor on this side.

The North front faced the kitchen yard. Its treatment was similar to the south, except that the spacing of the windows was less regular, and the two lights at the west end were replaced by brick recesses. The ground floor windows were of the normal type, with basement lights below, and the third opening from the east end was occupied by a door, flanked by brick pilasters, and having a square fanlight and pedimental hood supported on brackets.

The East front was, in some ways, the most interesting. The doorway had the usual brick pilasters, over which was a well-designed shell hood with carved soffit and brackets. The fanlight had a foliated pattern in wrought-iron bars. This doorway and the windows of the front were all of the same date as the parts already described, but the two projecting wings possessed brick gables with shaped pedimental coping of a character more often belonging to the first half of the 17th century. A sketch by Mr. Hickes Oliver, made in 1904 (page 14), shows, moreover, a window with mullions and transoms in the east wall of the northern wing. These indications are too slight to draw from them any definite conclusion; but it is not improbable that the northern wing at least represented

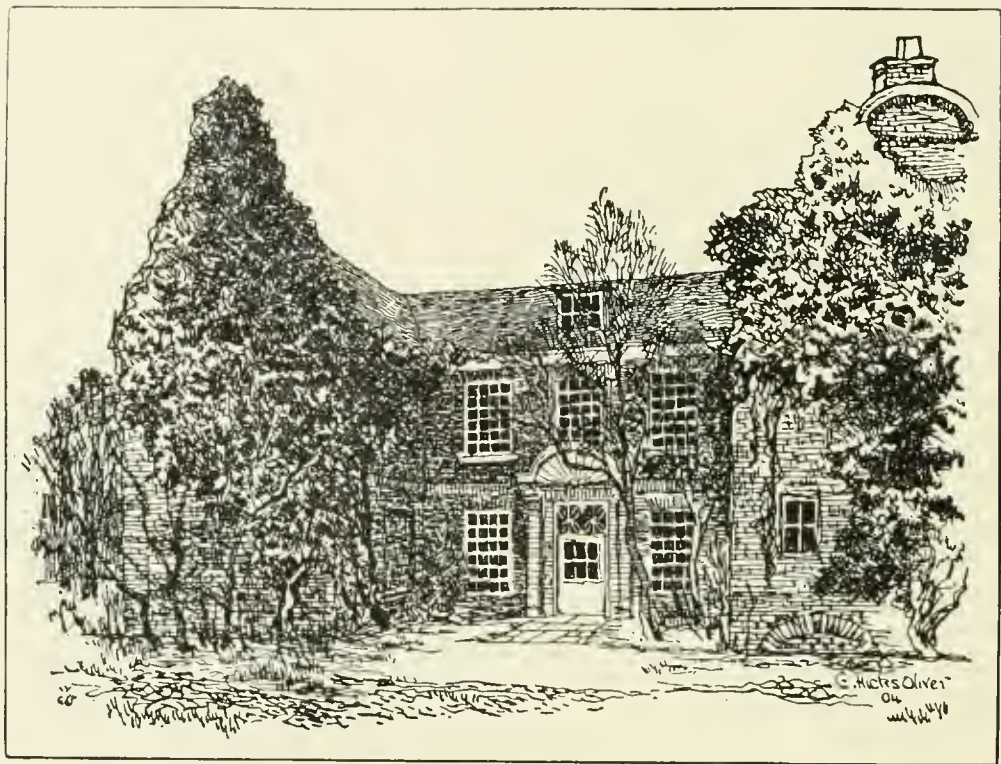
part of an earlier building, another portion of which has already been conjectured from the old work in the western part of the kitchen range. In this connection it should be noticed that both the wings had chimney stacks on the external walls, which is generally evidence of early work. The gables themselves were so completely overgrown with ivy that their detail is not visible in any of the photographs.

The internal features of the building were not all of the same date, and several were distinctly earlier than the main fabric.

The staircase was a good example of a type characteristic of the latter part of the 17th century before the cut string was introduced in the Georgian period. It occupied the north end of the hall and reached the first floor in three flights. The string was continuous and composed of cornice, pulvinated frieze and architrave, intersected by square panelled newels over which the broad moulded handrail was arranged to break forward to form the upper member. Below, the newel finished in a carved finial. The balusters were of a short stout type with turned vase shapes supporting a spiral stem. The balustrade to the upper landing was in two bays, divided by a newel and standing on a moulded plinth. The entrance and staircase halls were paved with marble squares, laid diagonally, and a panelled dado lined the walls of the stair at a height corresponding with the balustrade. The upper hall or landing was increased in width by a passage (over part of the entrance hall) which was screened from the landing by a range of five arches, of which the central arch was larger than the rest and was marked by a key-block and a heavier arch-mould. These arches stood on panelled piers with moulded capping and base, and the walls of the upper hall had a good moulded cornice.

Of the remaining internal features there is little record. The dining room and library were both panelled, but the small size of the panels in these rooms throws some doubt on their being original features, and this doubt is confirmed by a writer in the *Daily Graphic* of March 14th, 1904, who states that the overmantel carved with a representation of Atalanta's Race (Plate 17*b*) and the panelling in the same room were executed in plaster,* grained to imitate oak. The other chimneypiece, however (illustrated in Plate 17*a*), with its carved festoons and cornice, and the door and archway (Plate 19), appear to be original features and give some indication of the decoration that was customary in a house of this size and character, although they belong more properly to the end of the 17th than to the beginning of the 18th century. Such fragmentary features may well have been preserved from an earlier house and have been incorporated in the later building.

* *It is not impossible, of course, that the overmantel was saved from a house of the Elizabethan or Jacobean period, but the plaster panelling would obviously be a modern artifice.*



Sketch of East Front by G. Hickes Oliver.

HISTORICAL NOTES.

THE hamlet of East Acton is approached by East Acton Lane, which runs northward from the Uxbridge Road. It lies about a mile east of Acton Parish Church, across a stretch of meadows, among which was a picturesque windmill where now is Acton Park. The property belonging to East Acton Manor House was on the east side of East Acton Lane, and was partly freehold and partly copyhold of the Manor of Acton. In the case of this house, as in that of many others, it is doubtful if the name "Manor" is correctly applied, although it is known that Acton possessed more than one Manor, subsidiary no doubt to that of Fulham, the property from very early times of the Bishops of London. The subject of this volume scarcely merits any exhaustive research into the early history of the neighbourhood, since the principal part of the building cannot be dated before the opening years of the 18th century. There are records, however, of an earlier house, either on the same site or on a part of the same estate.

By his will dated December 18th, 1656, Alderman John Perryn devised the property to the Goldsmiths' Company, of which he was Prime Warden in 1655-6, and it has remained in the Company's possession since his death on February 26th, 1657. In the will, of which an extract is given in Appendix I, mention is made of "a manor house, messuage or tenement with five several farms, messuages, tenements," etc., "lately purchased . . . from Sir Richard Ashfeild Knt." In later deeds in the archives of the Company, the "capital messuage or mansion house" is further described as "usually called or known by the name of Fosters."* This name occurs in the lease to Henry Lambe (1686), but it is shown distinctly on plans in the possession of the Goldsmiths' Company on portions of the property lying north-east of the Manor House, in the vicinity of the present course of the Acton Golf Club. From this we might infer that the site was changed, but the indications of parts of an earlier building in the fabric already described are evidence to the contrary, unless we consider this earlier building to be part of one of the farm buildings on the estate. The list of occupiers of the house as shown by the records of the Company is given below, and in a parallel column is shown another list which has been compiled from the Assessment Books for poor rate, etc., preserved at the Parish Church. The first Assessment Book is missing, but in the second volume, which commences with the year 1674, are extracts from the first under the following heading:—"These persons lived at Acton as appeareth by the Assessment

* *Lysons states that John Perryn, by his will dated 1656, bequeathed a capital messuage called Fosters and all his estate at East Acton of about 200 acres to the Goldsmiths' Company of London.—(Environs of London.)*

booke,” and the occupiers of the Great House, East Acton, are given from Sir John Ashfield in 1634 to Lady Vyner in 1665 “ & till her death.” Further names have been extracted from the later books which with a few breaks continue to 1819, and the remaining names have been furnished by the Treasurer to the Acton Urban District Council.

*List compiled from the Records
of the Goldsmiths' Company.*

Sir Richard Ashfield
Alderman John Perryn

Lady Alice Vyner
1682 Lady Mary Cooke
1686 Henry Lambe

1718 Duchess of Hamilton
1741 Thomas Hamilton

1749 Miss Mary Jackson
1757 Joseph Martin

1810 William Elderton Allen

1815 Charles Grey Greaves

1830 Sir Moore Disney
1846 Thomas Ross
1852 William Walker
1873-1884 Charles Walton

*List extracted from the Assessment
Books at Acton Parish Church.*

1634-1638 Sir John Ashfield
1639-1651 The Lady Ashfield
1651-1656 Sir Richard Ashfield
1656-1657 Alderman Perryn
1658-1662 Sir Thomas Vyner
1663-1664 Sir Thomas Cooke
1665-1682 The Lady Vyner
1683-1686 The Lady Cooke
1687-1712 Mr. Lambe
1713-1715 Madame Lambe
* * *

1718-1722 The Duchess of Hamilton
1724-1747 Hon. Capt. Thos. Hamilton
1748 Hon General Onslow

* * *
* * *

1759-1763 Robert Andrews
* * *

1765-1769 Robert Adair
1770-1781 Earl of Donegall
1781-1786 Bright Hemming
1787-1791 Jeremiah Dyson
1791-1797 Revd. Dr. Hall
1798-1808 Lady Strange

1809-1811 Mr. Allen
* * *

1813-1814 late Allen, empty
1815-1819 Mr. Greaves
* * *

1837-1845 Sir Moore Disney
1846-1851 Thomas Ross
1852 William Walker
1873-1884 Charles Walton

The property at East Acton belonged to Sir John Ashfield's wife, Elizabeth, daughter and sole heir of Sir Richard Sutton, who was auditor of

Imprests to James I. Lady Ashfield had previously married Sir James Altham, but it is not known whether she lived at Acton during his lifetime. Sir Richard Sutton probably at one time stayed here himself, as there is record of the burial of Lady Sutton at Acton in 1625, and it is noteworthy that the year of his death (1634) is the first date given in the old Parish Assessment Book for Sir John Ashfield's residence in the Great House.

Particulars of Sir Richard Sutton's property are to be found in an *Inquisitio post mortem** held at "Le questhouse in alta holborne" on the 9th of June, 10th year of Charles I. (1634). The document is an interesting one, and sets forth that Sir Richard, who died on the 26th April of the same year, was possessed of a capital messuage in the parish of St. Botolph, Aldersgate Without, in or near "a lane called Little Brittain." After this is a description of property in the manor of Shripney, Sussex, and then follow details of his lands in Acton. These include six acres in Southfields, held of the Bishop of London, two acres in Northfields of the King, and one of the Bishop of London, 11 acres, called Dustcrofts, purchased from John Garrowaye, Esqr., held of the Bishop of London, "also one messuage, one cottage, two gardens, two orchards and 50 acres of land, two acres of meadow, two acres of pasture and common of pasture for all manner of beasts in Acton and East Acton in the County of Middlesex purchased by Richard Sutton from John Suckling, Kt., and Jane his wife, held of the Bishop of London as of his manor of Acton, worth together per annum beyond the outgoings, 26s. 8d."

Sutton's property is still more particularly described in the Court-rolls of the Bishop of London's manor preserved at the Public Record Office. The most important entry is that of a Court held on the 25th April, 1610, when Edward Blowfield, of London, and Francesca, his wife, surrender to the use of Richard Sutton and Elizabeth, his wife "all that tenement and appurtenances lying in East Acton called Fosters," with a large number of portions of meadow, pasture and woodland all given in great detail. From an admission of Sutton, in 1606, to waste land adjoining his "house at East Acton," of which the measurements from "le gatehouse" are carefully set forth, we learn that Edward Blowfield was his Attorney, and it is therefore possible that the latter's surrender of 1610 was merely a formality.

The record of the purchase from Sir John Suckling referred to in the *Inquisitio post mortem* has not been found, nor that from John Garroway.† Suckling, however, held land in Acton, and in 1603 he and his

* *Chancery Series II., Vol. 514, No. 45. Public Record Office.*

† *Garroway's name appears frequently in the Court Rolls, and his death is referred to at a Court held in the year 1592.*

first wife, Martha, were admitted to a cottage, or tenement, and 30 acres. In 1607, when he was living at Whitton, where his son, the poet, was born, he obtained a "license to let," and since the Sutton Inquisition refers specifically to his second wife, Jane, the sale of the property would appear to date from after 1613, until which year his first wife was living. We have, however, seen that Sutton was in possession of "Fosters" in 1610, and we are, therefore, without direct evidence that Sir John Suckling was Sutton's predecessor in the Great House.

Particulars of the more important of the subsequent owners and tenants of the house will be found under Biographical Notes, but it is not easy to choose from the list the name of the builder of the later structure with any certainty, although the choice would appear to lie between Henry Lambe and the Duchess of Hamilton. No mention, however, of the rebuilding is made in the document of 1717 (*see* Appendix II.), in which Lambe's widow recites a description of the property. The detail of the building would suggest, perhaps, a date earlier than Lady Hamilton's occupation, but the style of its architecture persisted for several years in the 18th century, and the date 1727 on the lead cistern was to be seen at the house until its recent demolition. In this connection it is noteworthy that Bowack, in his supplement* (1706) refers to the house as follows:—"At some distance to the east, at a small village called East Acton, is a handsome seat with good gardens formerly belonging to Alderman Peryn before mentioned, now to [Henry] Lamb who sometime since purchased it with a good estate round it." Here, too, there is no mention of rebuilding. Of the earlier house which Peryn occupied nothing definite is known, and even its site, as we have seen, is uncertain. It would seem, however, that in any case the original house was almost entirely pulled down when the new one was built. The latter lasted some two hundred years, and was eventually demolished, apparently without protest, in the year 1911.

* "*Antiquities of Middlesex*," *Supplement*, 1706, p. 59.

BIOGRAPHICAL NOTES.

SIR JOHN SUCKLING, father of Sir John Suckling, the poet, was born in 1569, and died 1627, being entered at Gray's Inn 22nd May, 1590. In 1602 he was Secretary to the Lord Treasurer, Sir Robert Cecil, and two years later succeeded Sir Arthur Atty* as Receiver of Fines. He was knighted by James I. at Theobalds, 22nd January, 1615-6, and after filling the offices of Master of Requests and Comptroller of the Royal Household, he became Secretary of State in 1622. He represented Dunwich, Middlesex, Yarmouth and Norwich in Parliament. He married, first, Martha, daughter of Thomas Cranfield, and sister of Lionel, 1st Earl of Middlesex, and, second, Jane, widow of Charles Hawkins, who survived him and married Sir Edwyn Rich, of Mulbarton, Norfolk.



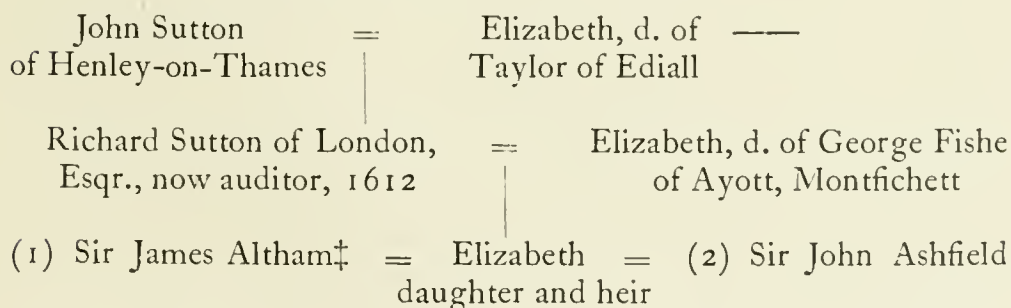
Suckling

SIR RICHARD SUTTON was Auditor of Imprests (Exchequer), *i.e.*, payments to soldiers, sailors, etc., under James I. There are numerous references to him in the Calendar of State Papers between the years 1608-1635. His residence near Little Britain, Aldersgate, has already been referred to (page 17). He was knighted at Whitehall on the 2nd February, 1618-1619, and Shaw† describes him as of Essex, and "a Commissioner employed about matters of the household and Navy." In the visitation of London, 1568, etc., the following pedigree is given :—



Sutton

William Sutton of Ediall, Staffs.

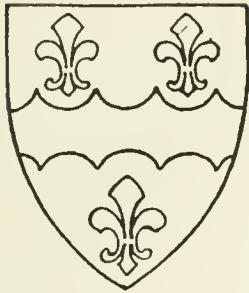


He died 26th April, 1634. The name of Sir Richard Sutton appears as one of the executors (1619) of Thomas Sutton, founder of Charterhouse.

* *Atty held property in Acton, and his name occurs constantly in the Court Rolls, temp. James I.*

† *The Knights of England. William A. Shaw, Vol. 2, p. 171.*

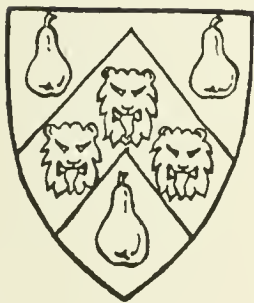
‡ *Son of Sir James Altham, of Oxhey, Herts.*



Ashfield

SIR JOHN ASHFIELD, Bt.—Sir John Ashfield's name appears in the Assessment Book from 1634-1638, and an extract from the Parish Registers records "Sir John Ashfield, Knygt, buried the 3rd day of November, 1638," while a further entry states that "Sir John Ashfield, Knt. and Bart., married Elizabeth, daughter and heir of Sir Richard Sutton and relict of Sir James Altham. Lady Ashfield held 210 acres of land in this parish in the year 1649." Burke* gives the date of Sir John Ashfield's death as 1635. He was Gentleman of the Privy Chamber to Charles I., and created baronet 20th June, 1626. Lady Ashfield's name appears in the Assessment Book from 1639 to 1651. In 1655 she married Sir Rich. Minshull. Another entry in the Church Registers records, under the year 1636, "a servant of Sir John Ashfield, buried ye 24th of January."

SIR RICHARD ASHFIELD, Bt., son of the above, succeeded his father in 1635 and sold the property to Alderman Perryn in 1656. (*See Perryn's will, Appendix 1.*) He was married twice, his first wife being a daughter of Sir Richard Rogers, and his second a widow, Dorcas Burchett, daughter of James Hore, of the Mint. He died in 1684.



Perryn

JOHN PERRYIN was a prominent member of the Goldsmiths' Company, and, as already mentioned, filled the office of Prime Warden in 1655-6. From 1654 to 1656 he was Alderman of Billingsgate Ward. He died in the Great House, East Acton, on February 26th, 1657, and left the property by will to the Goldsmiths' Company (*see Appendix 1*). Alderman Perryn's widow, who married Sir Thomas Vyner, appears to have remained in possession of the house as lessee after her first husband's death, and erected a monument to his memory in Acton Church with the following inscription :—

HERE LYETH INTERRED Y^E BODY OF IOHN PERYN ESQ LATE ALDERMAN OF Y^E CITY OF LONDON & ONE OF Y^E COMMISSIONERS OF Y^E PEACE FOR Y^E COVNTY OF MIDDESEX : WHO BY HIS LAST WILL AND TESTAM^T DID (AFTER Y^E DECEASE OF M^R^S ALICE PERYN HIS LOVEING WIFE & SOLE EXECVTRIX) GIVE & BEQUEATH ALL HIS LANDS IN Y^E PARISH OF EAST ACTON TO PIOUS & CHARITABLE USES FOR EVER |

VIZ

The s^ume of twenty six pounds p^anⁿu to maintaine a weekly Lecture for ever to be preached in y^e parish church of Bromyard in y^e county of Hereford wherein he was borne vpon monday in every weeke (being market day) in y^e forenoone y^e Preacher to have tenn shilings for each sermon & y^e cl^arke of y^e said p^arish to have twenty shilings p^anⁿ for his attendance on y^e dayes for [ever

* "*Extinct and Dormant Baronetcies.*" 2nd Ed. 1844.

Vnto y^e free Gra^mer schoole of Bromyard aforefaid y^e sume of twenty pounds a yeare for ever to bee paid vnto y^e Master of y^e said schoole for his paines & better encouragem^t : in y^e schoole.
Vnto y^e poore of y^e said towne of Bromyard y^e sume of five pounds a yeare for ever.

Vnto y^e poore members of y^e company of Goldsmiths London, twenty pounds a yeare for ever
Vnto Christs Hospitall in London tenn pounds a yeare for ever, five pounds thereof for y^e poore children & y^e other five pounds for a poore blewcoate y^e shall be bredd a scholler & sent to one of y^e vniversityes eather Oxford or Cambridge for his better encourag^e to study.
Vnto y^e Poore of y^e pish of St Vedast als fosters in foster lane London y^e sume of five pound^d a yeare for ever.

Vnto y^e Poore of y^e pish of east Acton in y^e county of Midd^d : aboue said tenn pounds a yeare for ever to bee distributed every quarter of a yeare amongst y^e at y^e discretion of y^e Church-wardens & overseers of y^e poore of y^e same pish for y^e time being.

Vnto y^e poore of y^e pish of St Sepulchers wthout Newgate in London y^e sume of five : pounds a yeare for ever.

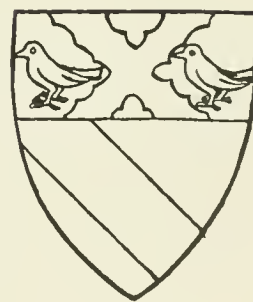
All w^{ch} guifts & legacys togeather wth y^e remaine of his lands in east Acton as above said he hath left to y^e care & trust of y^e Right wor^{ll}: y^e Company of Goldsmiths London. whereof he was a member to see y^e faithfully pformed according to y^e true intent & meaning in his last will & testam^t. expressed.

Hee gave alsoe to y^e releif of Godly aged Orthodox Ministers & fitt obiects of charity & poore ministers widdowes y^e sume of one hundred pounds. He gave alsoe to y^e present releif of y^e poore members of y^e wor^{ll}: Company of Goldsmiths y^e sume of twenty pound w^{ch} said sumes of 100^l. & 20^l. last mentioned are allready paid & distributed.

HAVEING THVS ENLARGED HIMSELFE TO y^e GLORY OF GOD & RELEIF OF y^e POORE HE FINISHED HIS OWNE COVRSE THE 26th OF FEBRVARY 1656.

VNTO WHOSE MEMORY (AS A PLEDGE OF CONJUGAL AFFECTION) HIS LOVEING WIFE AS ABOVE SAID ERECTED THIS MONVMENT.

SIR THOMAS VYNER, Lord Mayor of London in 1653, had been twice married before he took as his third wife, Alice, widow of the above John Perryn. During the latter part of his life, according to the *Dictionary of National Biography*, he lived in a Mansion at Hackney near the church called the Black and White House, which he had purchased in 1622 and enlarged as a country house. He died there in 1665 and was buried in the Church of St. Mary Woolnoth, Lombard Street, where was a monument erected to his memory by his nephew. Pepys attended his funeral at Goldsmiths' Hall, "which Hall and Haberdashers' Hall also was so full of people that we were fain for ease and coolness to go forth to Paternoster Row." His wife Alice survived him and was buried at Acton.



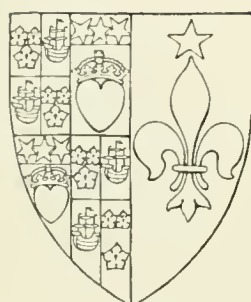
Vyner

SIR THOMAS COOKE.—Lysons* quotes the following from the Parish Registers :—"The Rt. Worshipful Sir Thomas Coock was buried in

* "*Environs of London*" (1795). Vol. 2, p. 16.

the Chancel belonging to the Parish Church of Acton, August 6th, 1678." The Parish books record the following fine for the year 1684 :—" of the Lady Cooke for not burying her son in Wollen £2 10s. 0d."

HENRY LAMB.—Described as citizen and goldsmith of London in an indenture among the records of the Goldsmiths' Company that recites the original lease of the house to him on May 2nd, 1686. He left the property to his wife Ann, who assigned the lease to Thomas Hamilton, described as of St. James' parish in the same indenture, which is printed in Appendix II.



Hamilton

DUCHESS OF HAMILTON.—Probably the widow of James Douglas fourth Duke of Hamilton, who met his death in the historic duel with Lord Mohun in 1712. He had married twice, and his second wife survived him by 32 years. She was the daughter of Digby fifth Lord Gerard, and Swift appears to have been intimate with her, though he said she talked too much and was a plaguey detractor, while later she had a diabolical temper. We have already given reasons for the conjecture that the Duchess was the builder of the House which forms the subject of this Survey.

ROBERT ADAIR.—*Lysons says, "Mr. Adair was a surgeon of considerable eminence, and held some of the most honourable and lucrative appointments in his profession, being at the time of his death inspector-general of the hospitals and surgeon of the Royal Hospital, Chelsea. In the year 1759 he married Lady Caroline, daughter of William Anne Earl of Albemarle, by whom he left one son and two daughters." The Register of Burials gives "Robert Adair, Esq., buried March 24, 1790." On the North wall of the present tower is a mural monument, consisting of a white marble sarcophagus with an inscription within a sunk panel. The sarcophagus is supported on a pair of fluted corbels of slight projection connected by a festoon of drapery, and is surmounted by a circular medallion of white marble with the head of Lady Caroline in relief, and round the border an inscription and a wreath of foliage.

The inscription round the medallion reads :—

THE RIGHT HON^{BLE} LADY CAROLINA ADAIR DIED THE 14 AUGUST 1769,
AGED 31 YEARS.

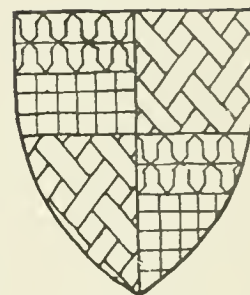
* "*Environs of London*" (1795). Vol. 2, p. 18.

The inscription on the face of the sarcophagus reads :—
WELL DONE, THOU GOOD AND FAITHFULL SERVANT ! ENTER THOU INTO
THE JOY OF THY LORD.

HER LADYSHIP'S TWO INFANT CHILDREN CAROLINA AND AMELIA, ARE
LIKEWISE DEPOSITED
IN THE VAULT UNDERNEATH.

ROBERT ADAIR ESQ^R. DIED THE 16TH OF MARCH 1790.
IN THE 80TH YEAR OF HIS AGE.

ARTHUR CHICHESTER, EARL OF DONEGAL, was the fifth Earl, and sixth Viscount Chichester. He was also Baron of Belfast, and succeeded to these titles in 1757, at the age of 18. The Acton rate-books show him living in this house from 1775 to 1781. He married on the 16th November, 1761, Lady Anne Hamilton, daughter of James, fifth Duke of Hamilton by his third wife, Elizabeth, daughter and heir of Edward Spencer of Rendlesham. We have already referred to the residence here of the widow of the fourth Duke of Hamilton, and her name appears in the Acton Parish Assessment book for 1739, the year of the Earl of Donegal's birth. Lady Donegal died in 1780, and in the following year the Earl left Acton. In 1757 he was created Baron Fisherwick of Fisherwick, co. Staffs, and on 25th October, 1788, he married as his second wife Charlotte, daughter of Conway Spencer of Tremary, co. Devon. On 12th October, 1790, he married his third wife, Barbara, daughter of the Rev. Luke Godfrey, D.D., and she survived him. The following year (1791) he was created Earl of Belfast and Marquis of Donegal. His death occurred on the 5th January, 1799.



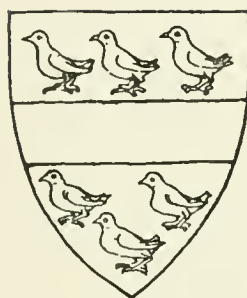
Chichester

BRIGHT HEMMING.—Above the tablet to John Perryn, on the West wall of the Nave, is a simple raised tablet on a plain background to Bright Hemming, 1800. The inscription reads :—

Near this spot are deposited
the Remains of
BRIGHT HEMMING
of *East Acton* Esq^r;
He died on the 7th day of Aug^r 1800.
Aged 72.

Also of his widow ANN HEMMING
who died 27th September 1821.
Aged 76.

SIR MOORE DISNEY apparently lived here from his retirement to his death in 1846. The *Dictionary of National Biography* gives the following particulars of his life : He was born about the year 1766, and entered the Army, being gazetted lieutenant and captain, 1st Grenadier Guards, 1791; he became colonel in 1802; Commandant of Messina, 1808; detailed to cover Sir John Moore's retreat 1808; fought at Beltanos and Coruña 1809; and reached the rank of Major-General 1809; he commanded the first brigade of guards at Wilcheren 1809; was Colonel 15th regiment 1814; created K.C.B. 1815; and promoted to the rank of General 1837.



Onslow

GENERAL ONSLOW.—Richard Onslow, second son of Foote Onslow, is referred to by Burke* as Governor of Plymouth. He was Colonel of the 39th Foot in 1738, of the 8th in 1739, and of the 1st Grenadier Guards in 1745, and became Lieutenant-General in 1745. He was brother of Speaker Onslow, and Richard, 1st Baron Onslow, was his uncle. By his second wife, Pooley, daughter of Charles Walton, of Little Bursted, Essex, he had three sons and one daughter. His eldest son, George, succeeded him as Member of Parliament for Guildford†. His daughter Elizabeth married the Rev. George Hamilton, Canon of Windsor (son of the 7th Earl of Abercorn).

LADY STRANGE.—Isabella, widow of Sir Robert Strange the famous engraver, was the daughter of William Lumisden and Mary, daughter of Robert Bruce, merchant, of Edinburgh. She was born 17th October, 1719, and married Sir Robert Strange in 1747. A full account of her is given in Dennistoun's "Memoirs of Sir Robert Strange" (1855), whence the following extract from a periodical (not identified) is taken: "Died—on the 28th Feby. last [1806] at her house at East Acton, Lady Strange, relict of the late Sir Robert Strange, whose name has been justly celebrated by the admirers of the fine arts in every Country of Europe. The lively and entertaining conversation of the lady whose death we announce, will long be remembered, and the loss of it regretted by her numerous and respectable acquaintances." In the *Dictionary of National Biography*, under Sir Robert Strange, it is noted that his wife, during his long absences, managed the family, sold his prints, fought his battles and read poetry, philosophy and "psycho-theology." Faithful to the Stuart cause, her open sympathy for it may have sometimes prejudiced her husband's interests in high places.

* *Peerage and Baronetage*.

† *Dictionary of National Biography*.

APPENDIX I.

EXTRACT FROM THE WILL OF ALDERMAN JOHN PERRY, DATED 18TH DECEMBER, 1656, WITH THE TERMS OF HIS GIFT TO THE GOLDSMITHS' COMPANY.

“ WHEREAS I have lately purchased to me and my heirs for ever of & from Sir Richd. Ashfeild Knt. A Mansion House Messuage or Tenement with five several farmes messuages tenemts. barnes stables outhouses orchds. yards gardens and several pcells. of land with their appurtenances. lying & being in East Acton aforesaid in the County of Middx. part whereof is freehold and part copyhold, held of the Manor of Ealing & Acton in the sd. County of Middlesex AND WHEREAS I have surrendered all my said Copyhold or Customary mess^{es}. lands & tenemts. in East Acton aforesd. into the hands of the Lord of the sd. Mannor of Ealing accordg. to the Custom of the said Mannor TO & for the use & behoof of such person & persons & for such intents & purposes as I should by my last Will & Testamt. in writing give limit & appoint, NOW I DO GIVE AND BEQUEATH ALL my sd. Mansion house messuage or tenement, five several farms messuages tenemts. barns stables outhouses yards orchards gardens & all my sd. several parcells of land both freehold & copyhold in East Acton aforesaid as foll. (that is to say) I GIVE ALL the freehold mess^{es}. farmes lands tenemts. and hereditamts. in Acton aforesaid with the appurtenances TO the Wardens & Comonalty of the Mistery of Goldsmiths of the City of London (whereof I am a Member) & to their Successors for ever AND for as much as I am informed by Councell that I cannot give my sd. Copyhold Estate unto the said Wardens & Comonalty as they are a Corporacon (who cannot be Copyholders. by the Laws of the Land) I DOE THEREFORE GIVE AND BEQUEATH ALL my sd. Copyhold messuages farmes lands tenemts. & heredit. in East Acton aforesd. with their and every of their appurtenances unto Thomas Smithies, William Gibbins, Wm. Scarborough, John Gellibrand, Henry Pinckney, John Austin, Richard Moore, & Anthony Ficketts, Members of the said Company of Goldsmiths or to any two or more of them by the consent direccon & appointmt. of the sd. Wardens & Assistts. of the said Compy. of Goldsmiths for ye time being or to such other person or psons. as the sd. Wardens & Assistants of the sd. Company shall in yt. behalfe nominate & appoint who shall be admitted Tennants to them & their heires for ever Of all my said Copyhold Estate by the Lord of the sd. Mannor of Eling or his Steward according to the Custom of the same Mannor At and for the usual fines rents & services according to the custom of the sd. Mannr.”

APPENDIX II.

*LEASE OF FEBRUARY 3RD, 1717, DESCRIBING THE PROPERTY.

Lamb This Indenture having date 3rd of Feby 1717 made between
and Ann Lamb, Widow, Executrix and residuary legatee of
Hamilton Henry Lamb, Citizen and Goldsmith of London, deceased,
and Thomas Hamilton, of the Parish of St. James, Westminster, Esqre.,
in the County of Middx., remembering that by an Indenture tripartite
dated the second day of May 1686 between the Wardens and Common-
alty of the Mistry of Goldsmiths of the City of London of the first part
Thomas Fowles, Esqre, one of the Aldermen of the City of London,
Richard Moore, John Coggs, Richard Hoare, Peter Floyer, and Richard
Lascelles, Citizens and Goldsmiths of London, customary tenants of the
Manor of Acton in the County of Middlesex of the second part and Henry
Lamb Citizen and Goldsmith of the City of London, of the third part
the said Wardens and Commonalty of the Mistry of the Goldsmiths in
pursuance of certain articles of agreement made the 26th day of January
preceding the date of the said Indenture and made between the said
Wardens and Commonalty of the Mistry of Goldsmiths of the one part
and the said Henry Lamb of the other part and for and consideration
therein mentioned did demise lett and to farm lett unto the said Henry
Lamb all and singular their freehold messuages, lands tenements and
hereditaments whatever of the said Wardens and Commonalty of the
Mistry of Goldsmiths situate, lyeing and being in Acton in the County
of Middlesex then or late in the occupation of Thomas Brunley,
Edmond Riddle, William Pilsburgh, Robert Pratt, and Thos. Knowles,
all which said freehold premises were by John Peryn Esqre by his last
will and testament devised to the said Wardens and Commonalty of
the Mistry of Goldsmiths and their successors, and also did demise,
lett, and to farm lett to the said Henry Lamb all that their Capitall
Messuage or Mansion House with all barns stables and outhouses there-
unto adjoining together with all yards backsides orchards profits and
commodities thereunto belonging situate and being in East Acton afore-
said usually called or known by the name of Fosters or by what other
name or names soever the same is called or known also 5 crofts of land and
57½ acres of arable land and meadow or pasture ground . . . and like-
wise all that other piece of ground in East Acton abovesaid lying near
the aforesaid mansion house called Fosters and likewise one messuage or
tenement with all barns, stables, etc., with all their seven closes of arable

* *Middlesex Land Registry.* 1718. Vol. 3, No. 36.

land meadow and pasture and woods and likewise 4 parcells of land containing by estimation $20\frac{1}{2}$ acres of land be it more or less and all their two crofts late or sometime one croft in East Acton aforesaid, and likewise half an acre of land there upon which one tenement or cottage with a barn and other outhouses was built and also all that their one tenement or cottage and likewise two acres of arable land known by the name of Curleats Curlewyns and also 24 perches of land in length being long since used as a way within the Mannor of Acton aforesaid and also one messuage or tenement with all barns, etc., and likewise divers pieces or parcells of land meadows pastures and feedings containing in all 30 acres by estimation be it more or less pertaining to the said messuage or tenement and also one half acre of arable land lyeing in Eastfield in the Parish of Acton abutting on the land formerly of one Sir Richd Ashfield on the South and West, on the land formerly belonging to one Nicholas Vincent towards the North and upon the Warple towards the East, and likewise one acre of land lyeing in the same field abutting upon the lands formerly of the said Sir Richd Ashfield towards the South and West the land formerly of one James Cookson towards the North and on the Warple towards the East and likewise one other acre of land lyeing in the same field abutting upon the land formerly of the said Sir Richard Ashfeild towards the West and North on the lands formerly belonging to the said James Cookson towards the South and upon the Warple towards the East and also two parcells of customary lands lying and being in the Eastfield within the parish of Acton aforesaid one acre be it more or less abutts upon the land formerly belonging to the said Sir Richd Ashfield towards the North and West, upon the land heretofore belonging to one Andrew Wright towards the South and upon the Warple towards the East and the other parcell containing by estimation (measurement omitted) be it more or less as it is limited and bounded upon the lands heretofore of the said Sir Richd Ashfield towards the West, the land heretofore of the said Andrew Wright towards the North, the land heretofore of the aforesaid James Cookson on the South and upon the Warple towards the East, which said last mentioned premises were copyhold of the Mannor of Acton and were devised by the said John Peryn by his last will for several uses and purposes therein mentioned to Thomas Smith, William Gibbons, William Harborow, John Gallibrand, Henry Pinckney, John Austin, Anthony Fficketts all since dead, and the said Richard Moore now surviving

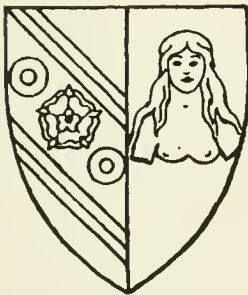
. . . . etc., etc.,

The term was for the residue of 61 years and the rent £182.

APPENDIX III.

KATHERINE, VISCOUNTESS CONWAY.

IT has been stated in several works on Acton that Lady Conway, the wife of Viscount Conway, built East Acton Manor House, and Mr. Henry Mitchell quotes the Church Assessment Book as the authority for her residence there. Her name, however, is not included in the list of persons in the "Great House," and no reason for connecting her with the property has so far been found. The general and perhaps traditional association of her name with the house, and also the fact that she (like John Perryn) was a very considerable benefactor to the parish, have seemed sufficient grounds for including the following particulars in an appendix to this volume.



Lady Conway

LADY CONWAY was the wife of Edward first Viscount Conway and Killultagh, Secretary of State to James I. and Charles I. He was son of Sir John Conway, Governor of Ostend and the writer of devotional tracts and verses. Lady Conway died, according to Lysons, "at her house at Acton, June 30th, 1639," and was buried in Acton Church, and her memorial tablet (now fixed to the wall of the church tower) bears the following inscription :—

PiÆ MEMORIÆ SACRVM.

TO THE HONOR AND MEMORIE OF THE RIGHT WORTHY & RELIGIOVS LADIE
KATHERINE VICOVNTLSE CONWAY LATE WIFE TO THE RIGHT HO^NABLE THE LORD
CONWAY SOMETIMES CHEIFE SECRETARIE OF STATE AND IN HIS LATTER
TIME PRESIDENT OF THE KINGS MATI^ES MOST HO^NABLE PRIVIE COVNCCELL
WHO BESIDES HER PIOUS AND LARGE BOVNTIE EXPRESSED TOWARDS
THE ENGLISH AND DVTCH CHVRCHES IN HER LIFE DID AT HER DEATH
BEQVEATH THESE LEGACIES TO CHARITABLE VSES.

FIRST BESIDES TENN POUNDVS AT HER FVNERALL TO THE POORE
OF ACTON IN THE COVNTIE OF MIDDLESEX TWO HUNDRED POUNDVS
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POUNDVS TO THE POORE OF THE FORENAMED ACTON FOR EVER
THE PAYMENT TO BEGINNE IMMEDIATELY AFTER THE COMPANIES
RECEIPT OF THE MONEY BY ÆQVALL PORCONS QVARTERLY

TO THE DVTCH CHVRCH THREE HVNDRED POUNDVS IN MONEY THE
ANNVALL PROFFITTE WHERE OF ARE TO BEE DISTRIBVTED AMONG
THE POORE THERE AT THE DISCRETION OF THE DEATONS.

AFTER THE DECEASE OF HER NEECE THEISE LEGACIES VIZT TENN
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OF THE COMPANY OF THE GROCERS FIVE POVNDs YEARLY AND
FOR EVEER VIZ EACH OF THEM ANVALLY TWENTY SHILLINGS

The poore who did thy life with prayers befreind
And on thy funerall herse in teares Attend
Shew their deuotion still and send on high
Their prayes for thy blessed charitie
May thy example others teach to giue,
That when they die their fame (like thine) may liue.

Upon the shelf moulding—in black letters—

LADY CONWAY DIED A.D. 1637*

The above inscription is in gilt letters on a black marble tablet within an architectural frame. On each side stands a female allegorical figure within a shallow arched niche, surmounted by a winged cherub's head. These side panels form broad pilasters with moulded capping and a frieze above, each bearing a shield of arms. Over the whole runs a horizontal moulded cornice. Beneath the tablet is a moulded shelf

* *Lysons has already been quoted as giving the year of her death as 1639, and this is confirmed by a MS. book at the Parish Church entitled "Gifts belonging to the Parish of Acton," in which is the following entry:—"The Lady Katherine Conway was buried on 5th July in the year 1639."*

which breaks forward under the figures and over two brackets carved with cherubs' heads. Beneath the centre is an apron formed of an elaborate winged skull.

Bowack* refers also to a marble slab in the floor of the Church with this inscription :—" Underneath this marble stone lyeth buried the body of Lady Catherine Viscountess Conway, the late wife of the Rt. Hon. Edward Lord Viscount Conway deceased, she being aged about 74 years, whose monument is hereunto annexed." According to Lysons† she was the daughter of Giles Hueriblock of Ghent in Flanders, and was apparently Lord Conway's second wife, since he was first married to Dorothy, daughter of Sir John Tracy of Tedington, Gloucestershire. Lord Conway's will mentions property in Ossulstone, the Hundred in which Acton is situated.

* "*Antiquities of Middlesex*," *Supplement* 1706, p. 59

† "*Envirens of London*," 1795. *Vol. 2*, p. 5.

APPENDIX IV.

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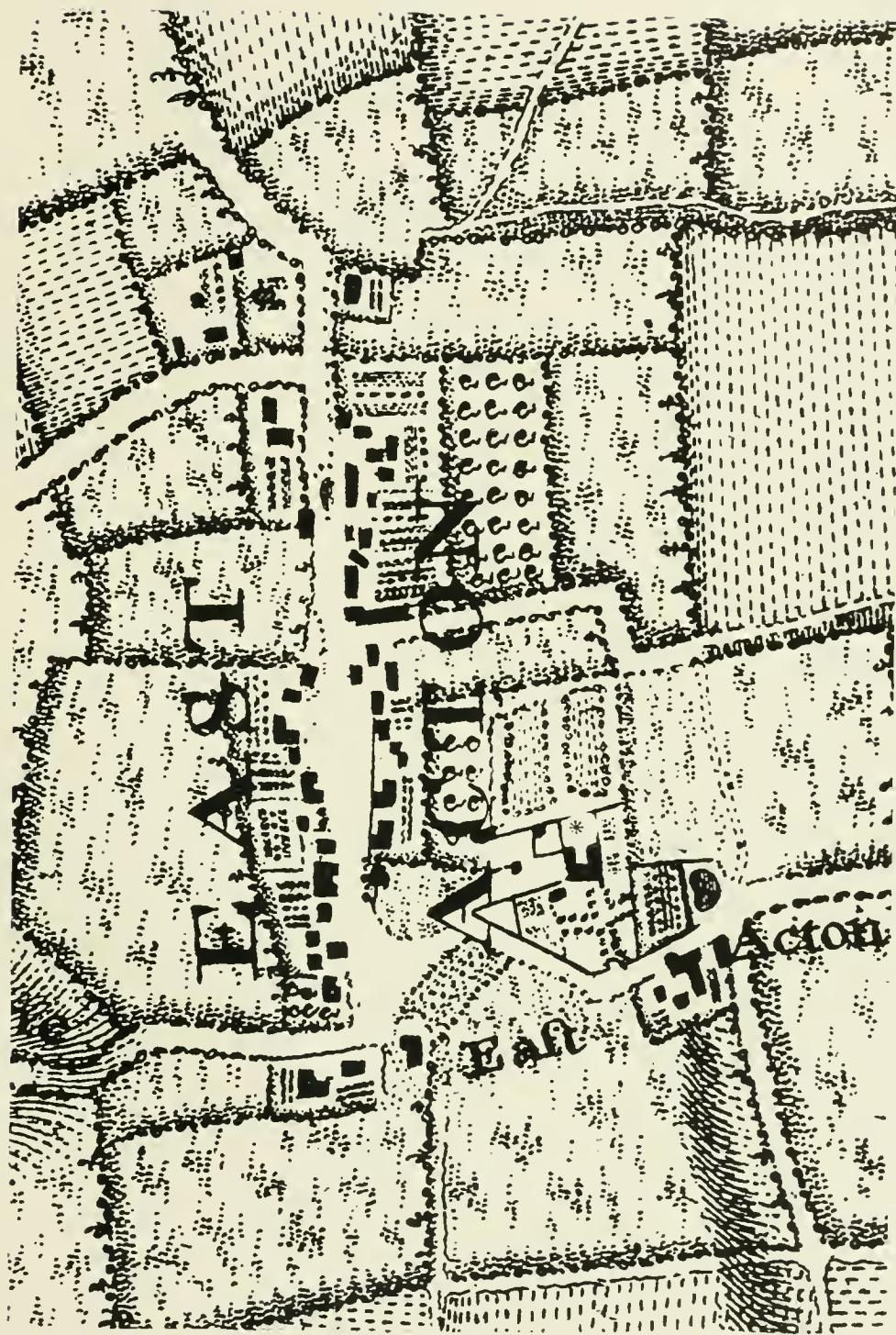
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HERE ENDS THE SEVENTH MONOGRAPH OF THE COMMITTEE FOR THE SURVEY OF THE MEMORIALS OF GREATER LONDON, ON EAST ACTON MANOR HOUSE, PRINTED FOR THE COMMITTEE BY MESSRS. EYRE AND SPOTTISWOODE, EAST HARDING STREET, E.C., MCMXXI.



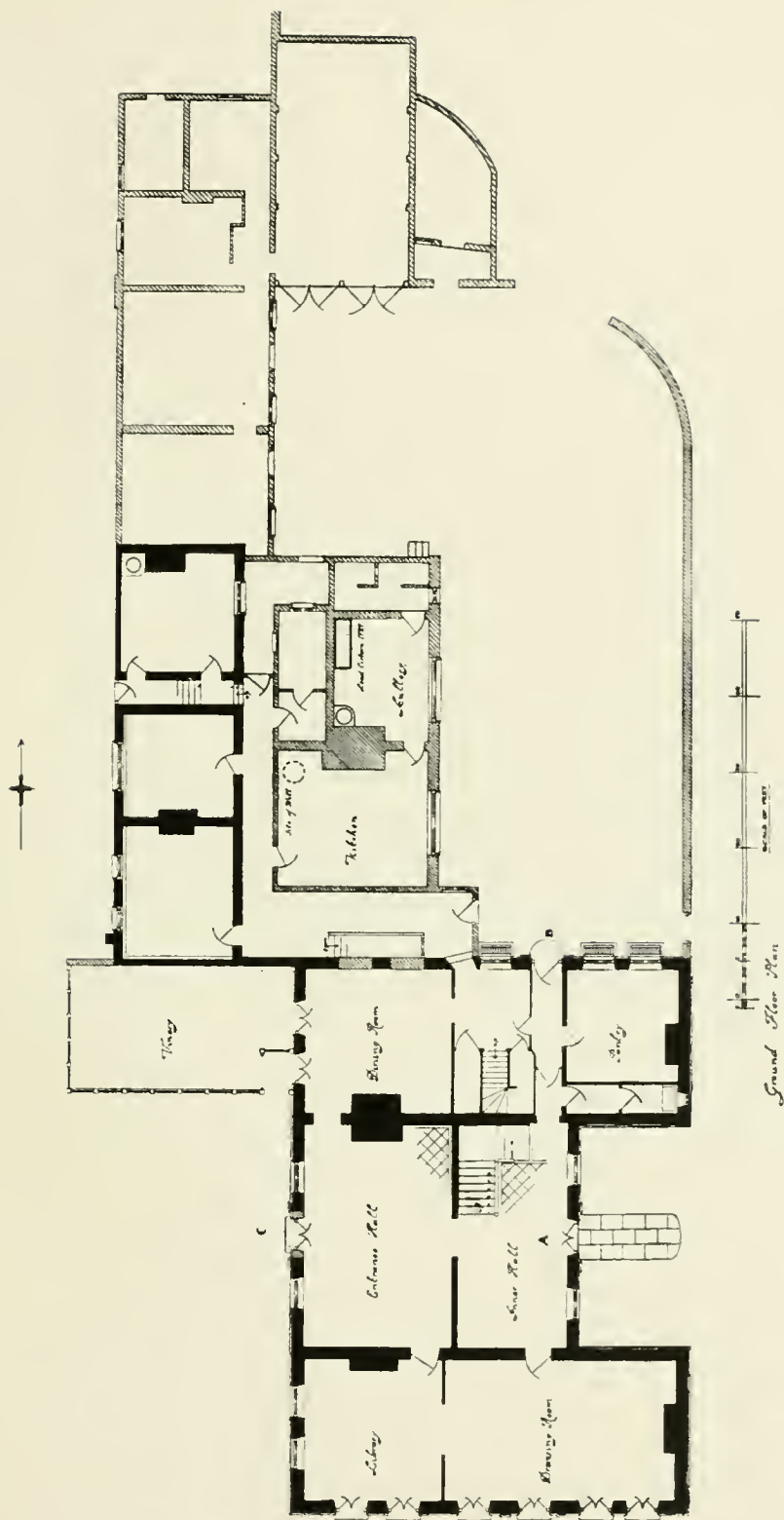
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MAP OF EAST ACTON, 1745 (Rocque).

* Indicates The Manor House.



PLAN OF HOUSE, GROUND FLOOR.



VIEW FROM THE SOUTH-WEST.



SOUTHERN AND WESTERN FRONTS.



CENTRE OF WESTERN FRONT.



SOUTHERN FRONT.



VIEW OF EASTERN FRONT.

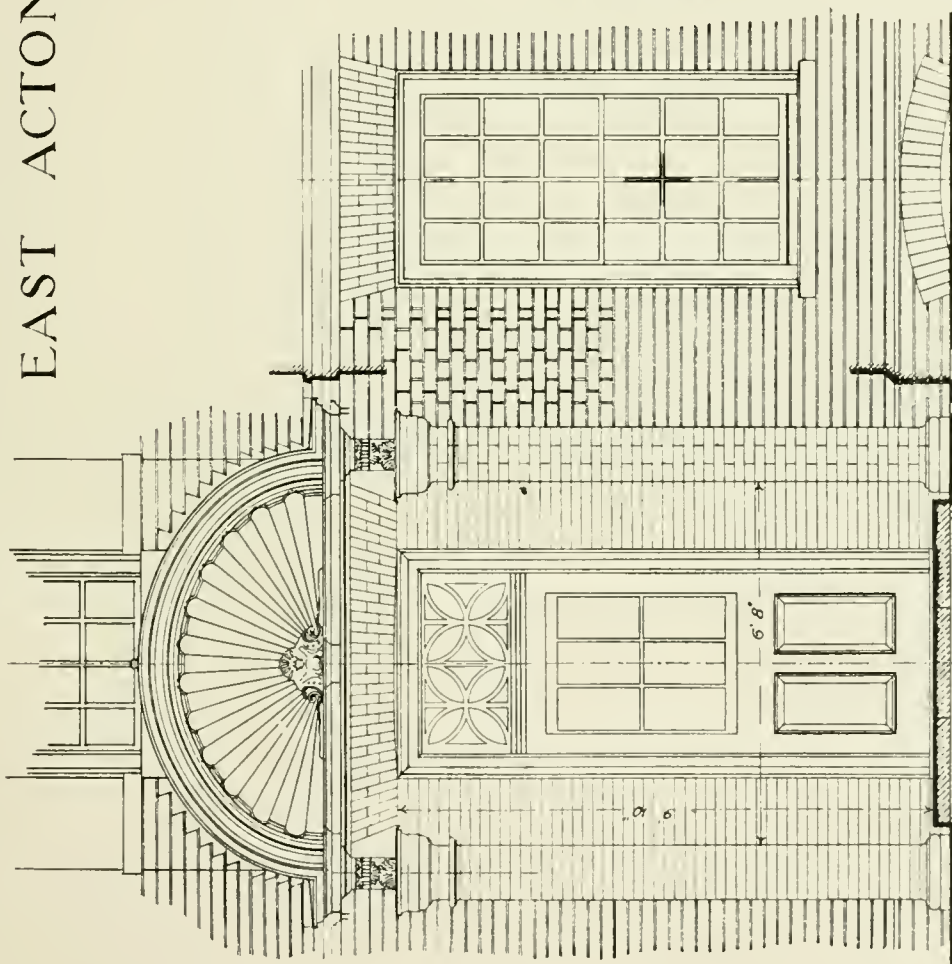


EAST ENTRANCE FRONT.

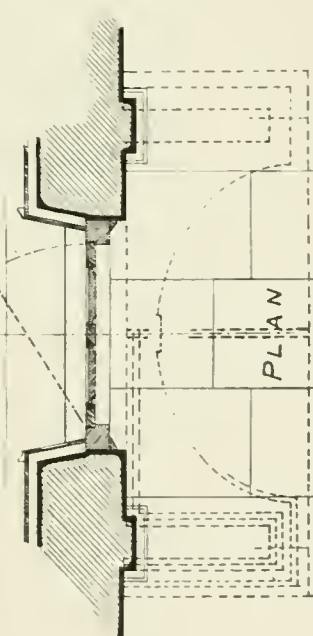


DOORWAY TO EASTERN FRONT.

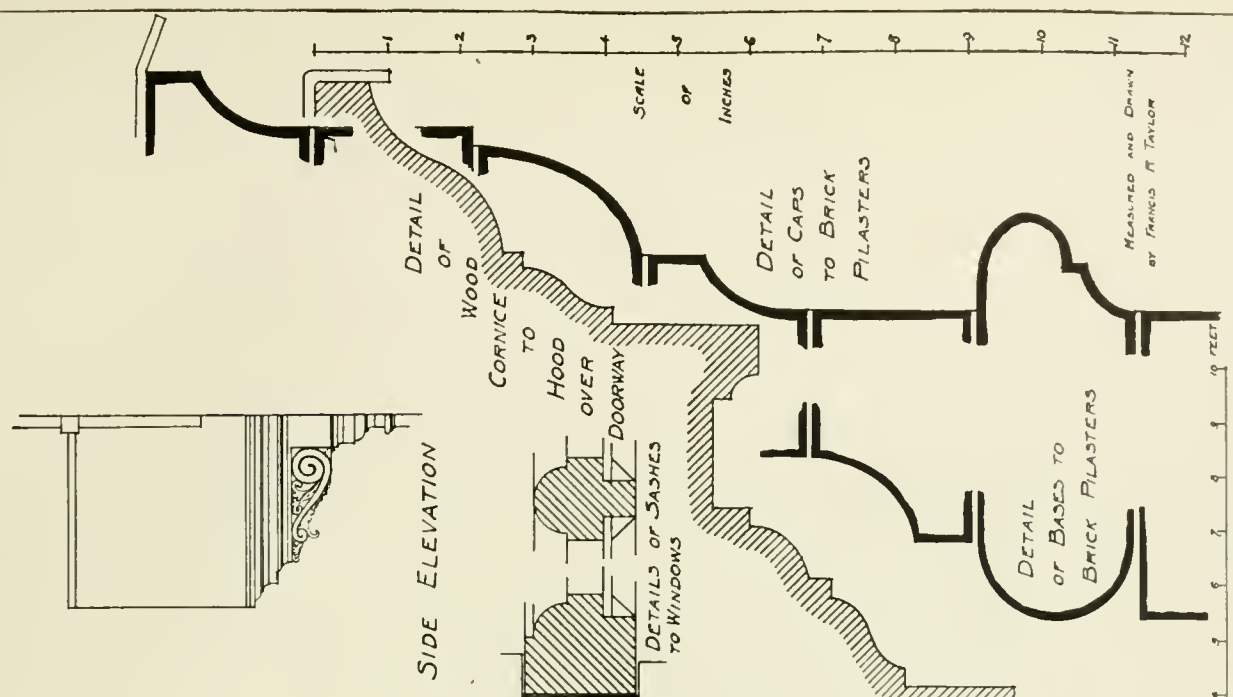
EAST ACTON MANOR HOUSE



ELEVATION



PLAN



SIDE ELEVATION

DETAIL OF

WOOD

CORNICE

TO

HOOD

OVER

DOORWAY

DETAILS OF SASHES

TO WINDOWS

DETAIL

OF CAPS

TO BRICK

PILASTERS

DETAIL

OF BASES TO

BRICK PILASTERS

MEASURED AND DRAWN
BY FRANCIS R. TAYLOR

SCALE
OF
INCHES

SCALE OF PLAN AND ELEVATIONS

DOORWAY TO EASTERN FRONT.

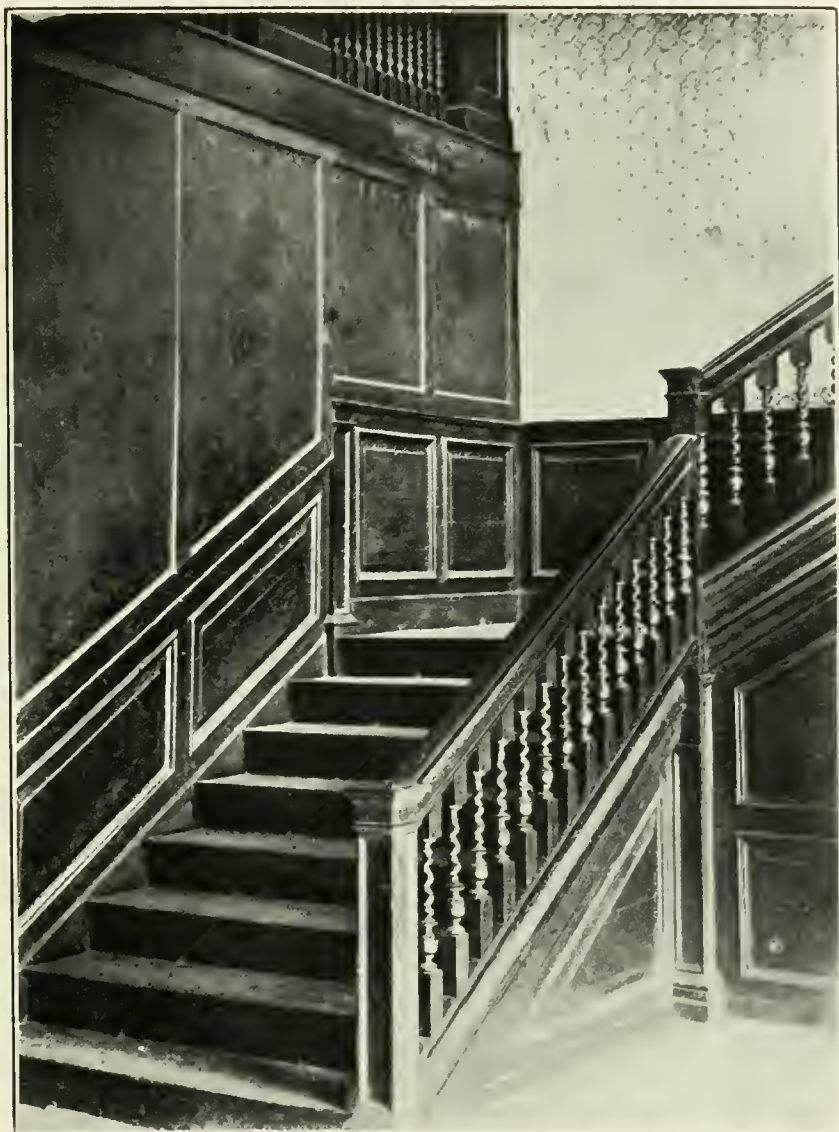
HALF-INCH DETAIL DRAWING BY FRANCIS R. TAYLOR.



NORTHERN FRONT.



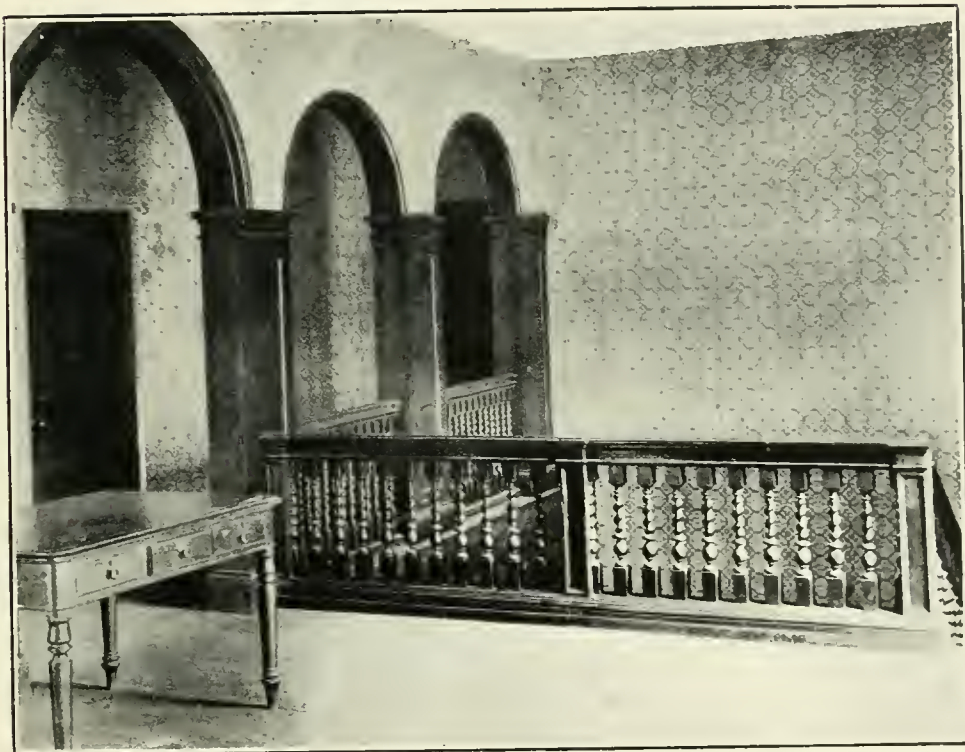
NORTH ENTRANCE.



STAIRCASE, GROUND FLOOR.



STAIRCASE, UPPER PART.



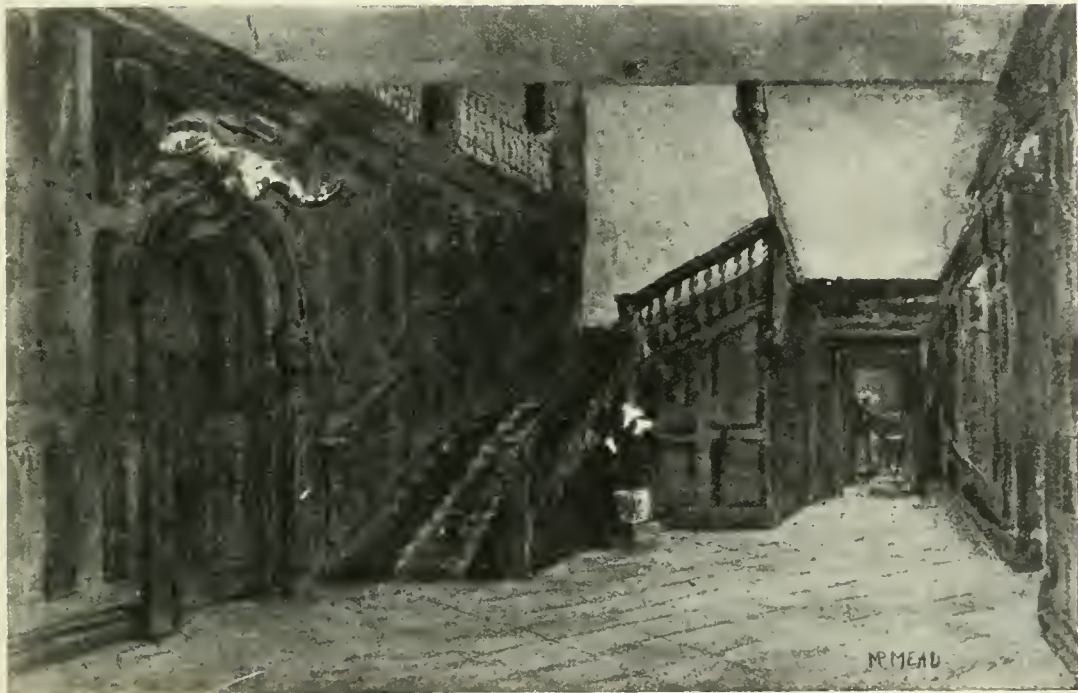
LANDING.



(A) CARVED OVERMANTEL
AND STONE FIREPLACE.



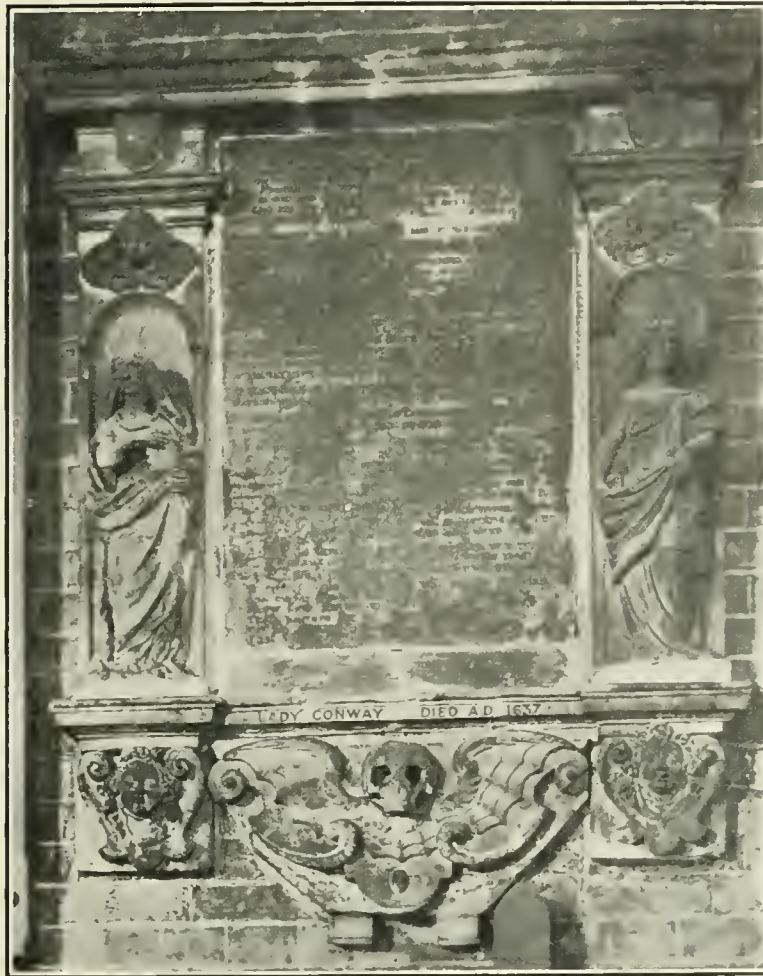
(B) AN OVERMANTEL
SHOWING ATALANTA'S RACE.



INTERIOR OF THE HALL. FROM A
WATER COLOUR DRAWING.



PANELLING AND
DOORWAY.



MEMORIAL TABLET
TO LADY CONWAY.



SANDFORD MANOR, FULHAM. BY
W. ARTHUR WEBB, ARCHITECT.
BEING THE EIGHTH MONOGRAPH
OF THE COMMITTEE FOR THE
SURVEY OF THE MEMORIALS OF
GREATER LONDON.

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PREFACE.

IT is a pleasure to record, in this, the eighth publication of the *London Survey*, so interesting a place as Sandford Manor, on the borders of Fulham and Chelsea, and thus appropriately to revive the Committee's work, dormant now for three years owing to the long illness and subsequent death of its secretary, Mr. Ernest Godman.

In Sandford Manor House we have, still spared to us, a quiet and well-proportioned building of the 17th century, which, both from its architectural merit, and the picturesque mingling of history and tradition connected with it, is well worthy of a monograph. With regard to it Mr. Webb has, we feel sure, examined all available sources of information. We can hardly say that he has been able to find new evidence relating to the supposed association of the house with two noteworthy personages otherwise as far as the poles asunder, namely, Nell Gwyn and Joseph Addison. On the other hand he has not disproved the statements connecting them with it that have passed almost unchallenged for several generations. In the neighbourhood of what was once the "village of palaces," which is so steeped in memories of the past, there is perhaps more justification than elsewhere for giving ear to the statements that have been locally handed down by oral tradition. Those of us who dwell in Chelsea or Fulham are strongly affected by tradition. Our regard for the *Spectator* and our affection for "pretty witty Nelly," tell as weightily on us as similar feelings told on our predecessors. In short, we will not give her up if we can possibly help it, and we insist on the fact that the poet and essayist, if never actually domiciled in the dwelling to which this paper is devoted, at least dwelt hard by and knew it intimately.

There is some satisfaction in being able to tell our readers that Sandford Manor House is apparently in no immediate danger of demolition, but we fear that it is only respited, and the rapid changes that are transforming all the district in which it stands, bring home to us the sad necessity of such a work as ours.

The last remains of Paradise Row, with its charming associations, have been destroyed during the present year, and in the quite recent past we have had to lament the transformation of Beaufort Street, the sites of its quiet houses and gardens covered now by rows of jerry-built structures. Box Farm is gone, the Vale (last relic of Chelsea Park) is now threatened. The Duke of York's School will shortly be removed. There is even a disquieting rumour about Chelsea Hospital, though we cannot but think that the public would vehemently resist an attack on this unique foundation. A few short years ago we saw haymaking in progress at the back of Peterborough House, Parson's Green, which had acres of rural ground attached to it, and is now totally obliterated. The buildings of minor im-

portance but none the less charming which have been "improved" away during the last decade are too many to enumerate.

If for every old landmark destroyed, and every open space built over, we could give in exchange something of architectural merit we should not feel, as we do now, that those who come after us are being robbed of their just inheritance. But alas! as the drawings and photographs of destroyed houses, by our Survey Committee, too plainly show, the modern closely-packed flats and other cheap buildings, with their poor design, poor colour and machine-like construction, will not for a moment compare with what they have replaced, which bore the marks of a more sincere and a simpler age.

The London Survey is to be congratulated on having secured the services of its new secretary. If sufficient financial aid be forthcoming there is every prospect of a series of records being issued which will supply much interesting and original information on various districts included in the area of greater London.

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“ Watch an old building with an anxious care ; guard it as best you may, and at any cost, from every influence of dilapidation :

Count its stones as you would jewels of a crown ; set watches about it as if at the gates of a besieged city ; bind it together with iron where it loosens ; stay it with timber where it declines ; do not care about the unsightliness of the aid : better a crutch than a lost limb ; and do this tenderly, and reverently, and continually, and many a generation will still be born and pass away beneath its shadow.”

RUSKIN—“*Seven Lamps.*”

SANDFORD MANOR.

IN the earlier part of last century the wayfarer, passing over Stanley Bridge in the direction of Fulham, would have seen on his left an ancient brick wall extending for some distance towards the Hand and Flower Inn. At its top the coping was covered with moss and lichen and other plants which flourish on old buildings. This was the north-western boundary of the then extensive grounds of Sandford Manor House, which is still in existence though of late fallen on evil days. It is situated at Sands End between the King's Road and the river Thames, on a site now included in the premises of the Gas Light and Coke Company, and, standing as it does on rather low ground, more or less surrounded by trees, might easily escape notice.

The Manor House doubtless derives its name from the ancient "Sand" or "Sandy" ford, once in existence where Stamford (or Sandford) Bridge now spans the railway. It is on the Fulham side of Sandford Creek, formerly the mouth of a watercourse which rose somewhere in the neighbourhood of the present Kensal Green cemetery, and after dividing Fulham parish from Kensington, and south of Stamford Bridge from Chelsea, there flowed into the river. In 1827-1828 the lower portion of this watercourse was widened and formed into Kensington Canal, about two miles in length and giving passage to vessels of 100 tons burden. After some years of rather unprosperous existence, the canal was drained except for a short distance at its mouth, and turned into a railway line.

The house is approached through a short garden in front, while at the back there is a larger garden, with a few picturesque trees still remaining, which forms a delightful retreat from the noise and bustle of the King's Road hard by. The date of the present building is somewhat uncertain, but we may feel sure that, although of considerable age, it was preceded by an older mansion not necessarily on the same site.

That here was in ancient times a manor is agreed on all hands, and its early history can to some extent be traced. As we learn from a Patent Roll, in the reign of King Edward I. John de Saundeford held a tenement in Fulham, whether this one or not is an open question, and in documents of the latter part of the 14th century the name Sandford, variously spelt, occurs again and again in connection with the parish. Mr. C. J. Fèret, the accomplished author of "Fulham Old and New," points out that on 28th June 1383 Warenus de Insula, or Warren de Lisle, died in possession of a house at Fulham which he held of John Saundford, and this was in all probability Sandford Manor House. He was a man of mark, and in 1367 his daughter Margaret had married Thomas, fifth Earl of Berkeley, who succeeded to the estate at Sands End. It afterwards passed, also by marriage, to Richard Beauchamp, Earl of Warwick, who at his death in 1439 owned land in half the counties of England, including in Fulham "The Lord Lyle's Place."

Shortly afterwards it seems to have come into the hands of the Collegiate Church of St. Martin ; indeed, according to a statement by Lysons, which does not agree with the account given above, Henry, Earl of Northumberland (the father of Harry Hotspur) presented it to that foundation as early as the year 1403. Be this as it may, it is an undoubted fact that Henry VIII. having granted that church with all its endowments to Westminster Abbey, at the Dissolution Sandford Manor passed into the hands of the Dean and Chapter of Westminster, who, in 1549, handed it over to Edward VI. in exchange for land elsewhere. In 1558 it was sold by Queen Mary to William Maynard, citizen and mercer of London, when belonging to it were 11 acres of meadow and 43 acres of arable land. In 1630 Sir William Maynard, his son, died in Ireland, being then possessed of the property.

A halo of romance is gathered round Sandford Manor House because of Nell Gwyn's supposed connection with it. We have even been told that it was built for her by Charles II., although the style of the house is undoubtedly earlier, and we know that it continued to belong to the Maynards till the latter half of the 18th century. In the *Gentleman's Magazine* for March of the present year there is a pleasant article in which will be found all that can be said in favour of this tradition. The writer seems convinced that the popular actress here found a home, that "the rooms rang with her merry peals of laughter," and that in the quiet garden "her good angel came to her and taught her to work out some practical scheme for the comfort of the poor and afflicted." For his belief he has the authority of Faulkner, the historian of Fulham and Chelsea, who, writing in 1812, says positively that "the fair Eleanor" resided at Sandford Manor House, his chief piece of evidence being that a medallion in plaster of her had some years previously been found on the estate, and was then in possession of the owner. Other relics were afterwards discovered, including a thimble with the initials N.G. engraved upon it, and, as Mr. Fèret tells us, "an alleged Freemason's badge or jewel supposed to have belonged to Charles II." found under the boards of a room on the first floor and presented by Mr. McMinn, the then occupant, to his Lodge." A secret recess also came to light, containing the remains of wooden platters. Four walnut trees formerly in the garden were locally supposed to have been planted by "royal hands," while, according to another legend, the "Merry Monarch" once rode his horse or pony up the by no means spacious staircase.

The *Domestic Intelligence* for August 5, 1679, contains the following information :—

"We hear that Madame Ellen Gwyn's mother, sitting lately by the water side at her house by the neat houses near Chelsey, fell accidentally into the water and was drowned."

Mr. Fèret suggests that this accident may have happened here, and not

on the low ground near the Thames side at Pimlico, as is generally supposed. A public-house near the spot recalls Nell Gwyn's name, and her memory is cherished in the neighbourhood. On the other hand the story of her connection with the house is supported by no early documentary evidence.

Another tradition connects Sandford Manor House with the famous Joseph Addison, and doubtless he lived occasionally at Sand's End, or "Sandy End," but there was a hamlet of that name by the Creek, and we are by no means sure that he occupied the Manor House. From Sandy End in 1708 he wrote several letters containing pleasant proof of the then rural character of the neighbourhood, to the young Earl of Warwick and Holland, whose mother he married some years afterwards. Here is a specimen:—

"May 27th, 1708.

My Dearest Lord,—I cannot forbear being troublesome to your Lordship while I am in your neighbourhood. The business of this is to invite you to a concert of music which I have found in a neighbouring wood. It begins precisely at six in the evening and consists of a blackbird, a thrush, a robin redbreast, and a bullfinch. There is a lark that by way of overture sings and mounts till she is almost out of hearing, and afterwards falling down leisurely, drops to the ground as soon as she has ended her song. The whole is concluded by a nightingale that has a much better voice than Mrs. Tofts and something of the Italian manner in her diversions. If your Lordship will honour me with your company, I will promise to entertain you with much better music and more agreeable scenes than you ever met with at the opera; and will conclude with a charming description of the nightingale out of our friend Virgil." Addison then gives the Latin, and Dryden's translation of it.

That same year Sir Richard Steele in a note to his wife written from Sand's End, says: "I have come hither to dinner with Mr. Addison and Mr. Clay."

A couple of years later we find Swift in his "Journal to Stella," telling her that "September 15th we dined at a country house near Chelsea where Mr. Addison often retires." Again, "On the 18th I dined with Mr. Stratford at Mr. Addison's retirement near Chelsea," and "On the 29th I dined with Mr. Addison and Jervas the painter at Mr. Addison's country place."

Sand's End, as we have seen, really belongs to Fulham, but being so close to the border it is sometimes spoken of as being in Chelsea. Thus Macaulay in his Essay on Addison when referring to his statue in Poet's Corner tells us that:—"It represents him as we can conceive him, clad in his dressing-gown, and freed from his wig, stepping down from his Parlour at Chelsea into his trim little garden, with the account of the Everlasting Club, or the Loves of Hilpa and Shalum, just finished for next day's

Spectator." Elsewhere he says that Addison enjoyed nothing so much as the quiet and seclusion of his villa at Chelsea (referring no doubt to Sand's End), which by the bye was within a walk of Holland House, the home of his beloved Countess. We should add that, in the Essay quoted above, Macaulay shows his belief in the popular tradition by a statement that "Addison had, during some years, occupied at Chelsea a small dwelling once the abode of Nell Gwyn." But another great writer, Thackeray, in "Esmond," speaks of his "cottage at Fulham," by which he could hardly have meant Sandford Manor House.

The last of the Maynard family was Robert Maynard, who died without issue in 1756. The property afterwards passed to his four aunts, one of whom, Anne Foulke, married the Hon. William Moore. In 1778 he bought up the shares of her relatives, but before this, in 1762, a factory for the making of saltpetre was here established, the managers of which apparently were Frenchmen. By 1785 this business had come to an end, the place being vacant, and three years later, Mr. William Howard purchased Sandford Manor House from the Hon. William Moore. In 1790 a pottery business was moved here from Little Cheyne Row, Chelsea, the articles produced being crucibles, gallipots, mugs, &c. It continued until 1798, when the factory and its effects were sold to Mr. Henry Mist, and shortly afterwards adapted to the requirements of making cloth by a Mr. Hart.

In 1811 it was purchased by Messrs. Brown & Co., and turned into a patent cask factory. For the campaign against Napoleon in 1815 the firm made large numbers of wooden canteens for the use of the soldiers when on the march. They ceased to carry on business shortly after the close of the war, and in 1821 the house was taken by Mr. Robert Lyon for the purposes of bleach and dye works.

In 1824 the Imperial, now the Gas Light and Coke Company, purchased the Sandford Manor estate, the gasworks, it is said, now covering no less than 28 acres. At or soon after the time of the purchase the house was separated into two distinct residences, as it remains at present, by a division wall, which is so placed that the panelling in the hall has not been disturbed. Most of the old building is included in the part towards the King's Road; the other portion is to some extent modern.

What remains of the original house is oblong in plan with a cellar at the back. It consists of a ground story, a first floor, and attics in the roof, the small outbuilding or wash-house at the north-west corner being, it would seem, a subsequent addition. This is marked on our plan, but not the modern addition to the south which forms the chief part of the southern residence.

The cellar is approached by a door leading from the hall in the panelling under the stairs; this also gives access to the present kitchen. There is a stone staircase at the north-west corner from the modern outbuilding to

the cellar, which latter is lit by two windows overlooking the back garden. The greenhouse on this side has quite recently been destroyed.

The main entrance is in the centre (see half-inch detail). The doorway consists of pilasters of wood having sunk panels, with caps and bases, and is surmounted by a moulded pediment.

The hall and staircase are certainly the features of the building, and are shown in the perspective view of it by Mr. E. C. Nisbet, the hall being panelled with a frieze and mitred cornice. The panelling is oblong in shape and moulded.

The old staircase remains, with richly moulded strings and handrail, ascending to the top floor, round a well hole. The newels are square on plan having moulded terminals and pendants. The balusters are turned to a delicate outline; a twisted iron rod has been introduced into one of the newels for strengthening purposes.

The drawing-room, which was formerly panelled, is approached from the first landing of the staircase, six steps up (the cellar being below). In the lobby is a cupboard adjoining the fireplace and another in the room. The walls are now papered; possibly the panelling or part of it still exists beneath. The steps are arranged in groups of six, there being seven of these groups in all.

The brick front of the house is now covered with rough cast. There are two blank windows on either side of the doorway. The windows, which have double glass, are externally surrounded by a flat architrave projection, and a plain string course divides the ground floor from that above. A small moulded cornice surmounts the façade, the dormer windows are of the ordinary type, and iron rods have been introduced to tie in the walls.

In 1844 the Manor House was modernized, when the front suffered considerably. It previously had three gables, one in the centre having a round pediment, and those on either side, central with the pair of windows below, being finished with a pointed pediment. Further details are given in the accompanying illustration, which is taken from the frontispiece of Faulkner's "Historical and Topographical Account of Fulham." In the alterations of 1844 a change was made in the front portion of the roof, which can best perhaps be understood by a comparison of Faulkner's view with the present elevation. It is now slated in front, but until then was doubtless tiled as the rest of the roof is at present. We would add that the portion of the roof overlooking the back garden has a break in it, and the brickwork below is comparatively modern. It seems probable that there were here originally shallow wings or a small courtyard.

The chimneys are of brick, the end flues of the two front stacks being diagonal, on a square base, also of brick and weathered to throw off the water. There is a considerable open space to the south-east, shewn in our frontispiece.

In the more interesting part of the Manor House dwelt the late Mr. McMinn, an official of the Gas Company, for more than fifty years. Shortly after his death the family went elsewhere, and the place was closed and began to fall into decay, now several years ago, the southern portion remaining still occupied. Efforts were also made to let the land for building purposes. The old Manor House therefore appeared to be doomed. Quite recently we visited the well-known site with fear and trembling to see if any vestige of it still remained. Our joy was great to find that after years of neglect, the dwelling has been renovated without any serious change to its general appearance except that which is entailed by the removal of the greenhouse. For some weeks it has again been occupied, and may therefore be considered safe for the present. An ominous board, however, still remains, apparently offering for sale the strip of land on which it stands, and we fear that the life of Sandford Manor House will not be very much prolonged.

W. ARTHUR WEBB, A.R.I.B.A.

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HERE ENDS THE EIGHTH MONOGRAPH OF THE COMMITTEE FOR THE SURVEY OF THE MEMORIALS OF GREATER LONDON, ON SANDFORD MANOR, FULHAM, MIDDLESEX; WHICH WAS WRITTEN BY W. ARTHUR WEBB, A.R.I.B.A., AND PRINTED FOR THE COMMITTEE BY MESSRS. EYRE AND SPOTTISWOODE, EAST HARDING STREET, LONDON, E.C. MDCCCCVII.

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This is No.





PLATE I.



SANDFORD MANOR
from "Fulham Old and New,"
by Thomas Faulkner,
published 1813.

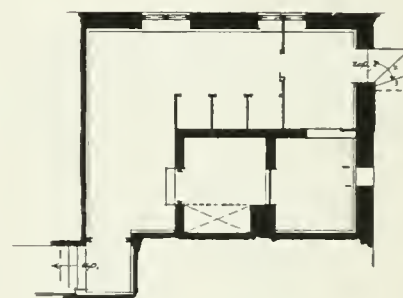
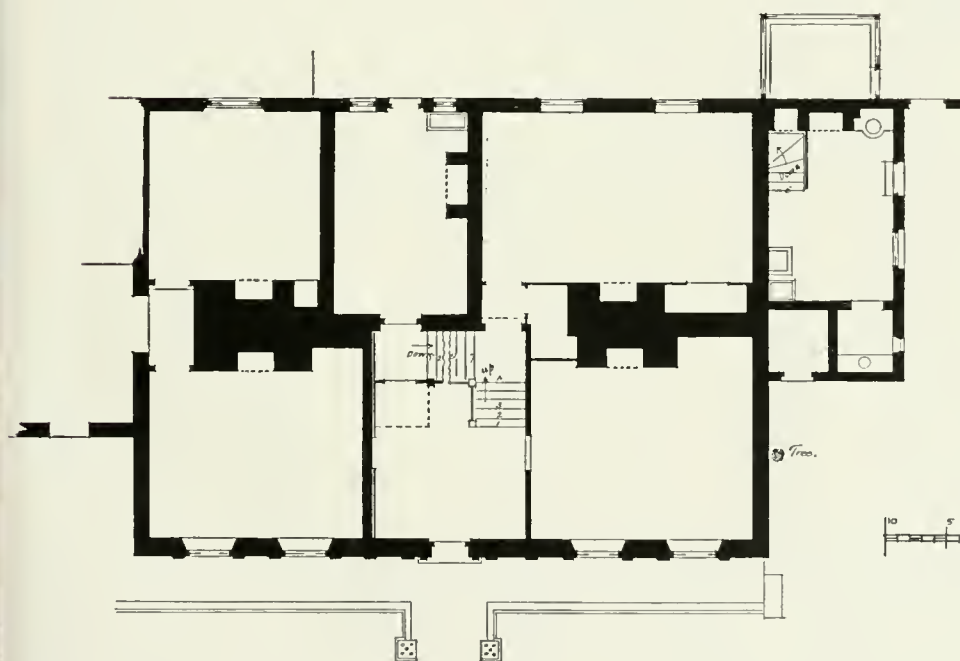


SANDFORD MANOR
FROM THE WEST.



Outline of Chimney.

Elevation:



Cellar plan:



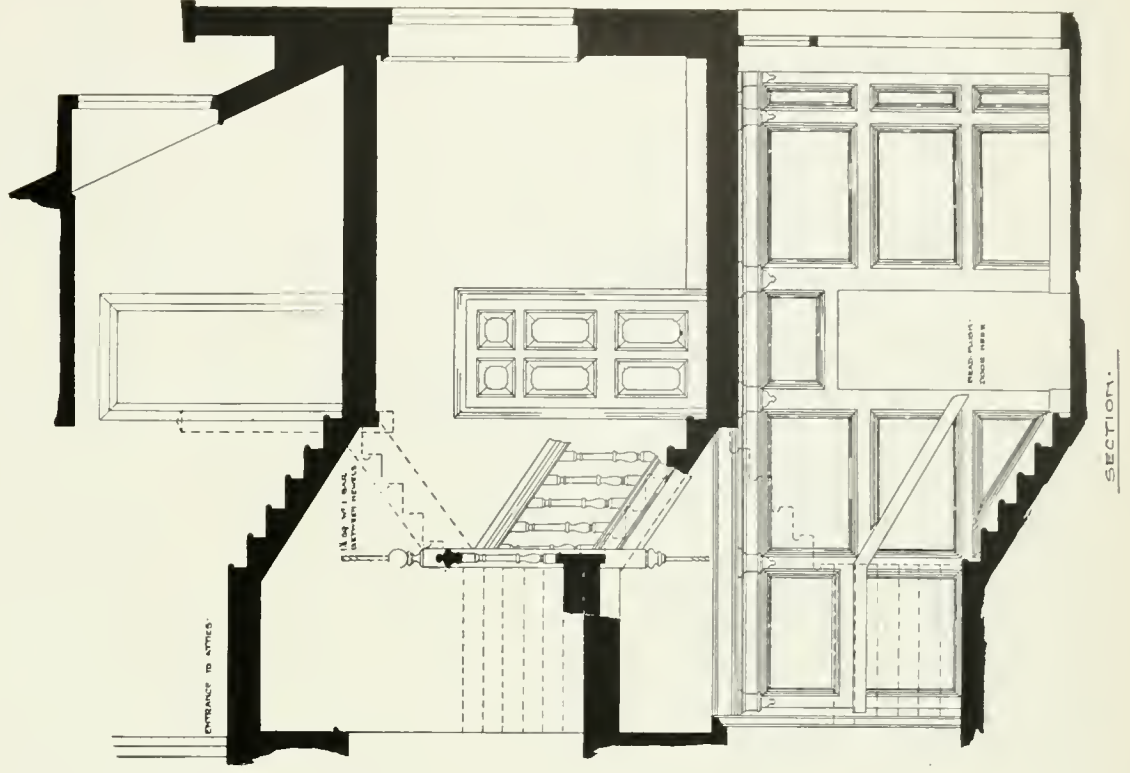
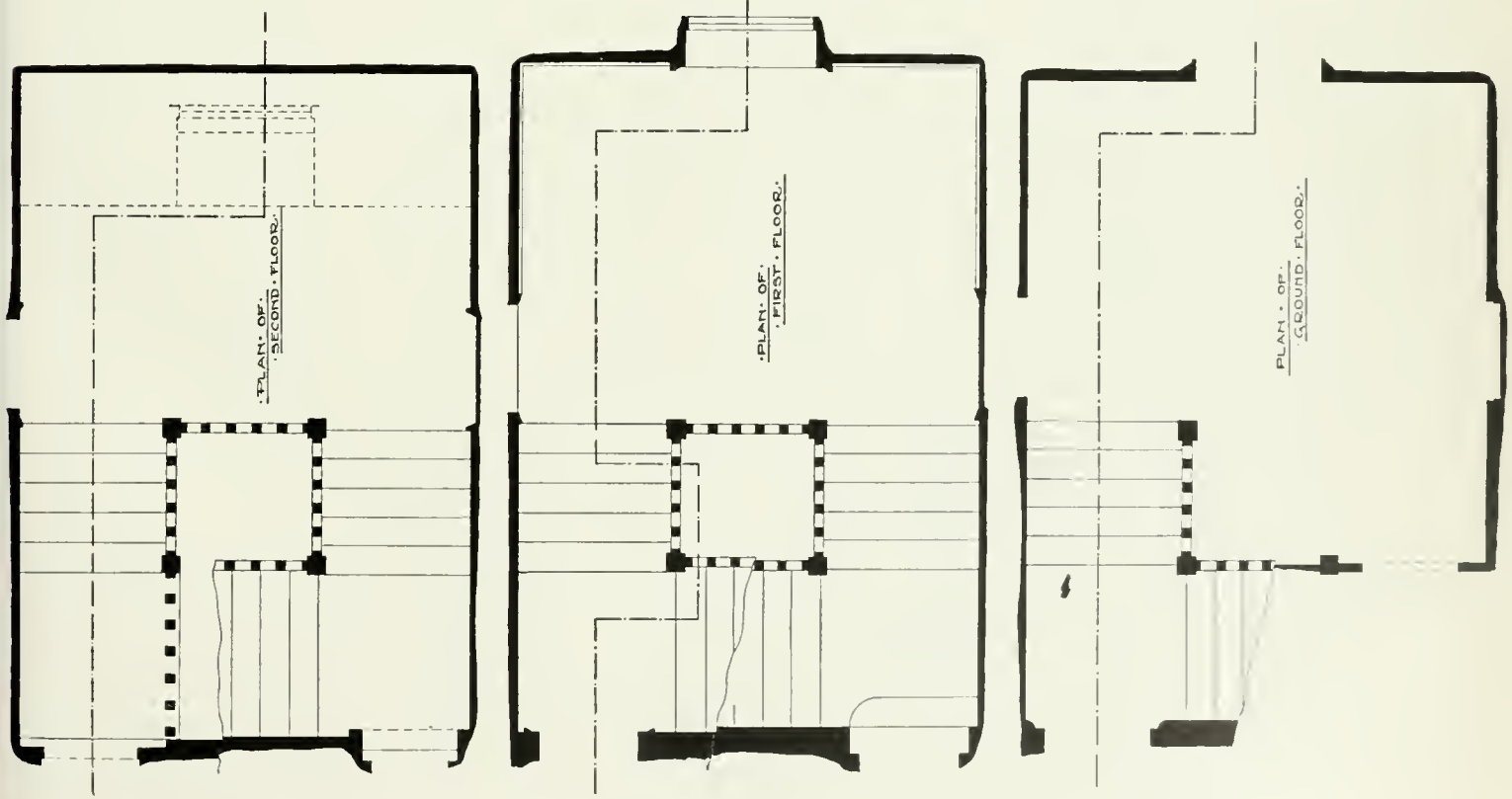
Ground Plan

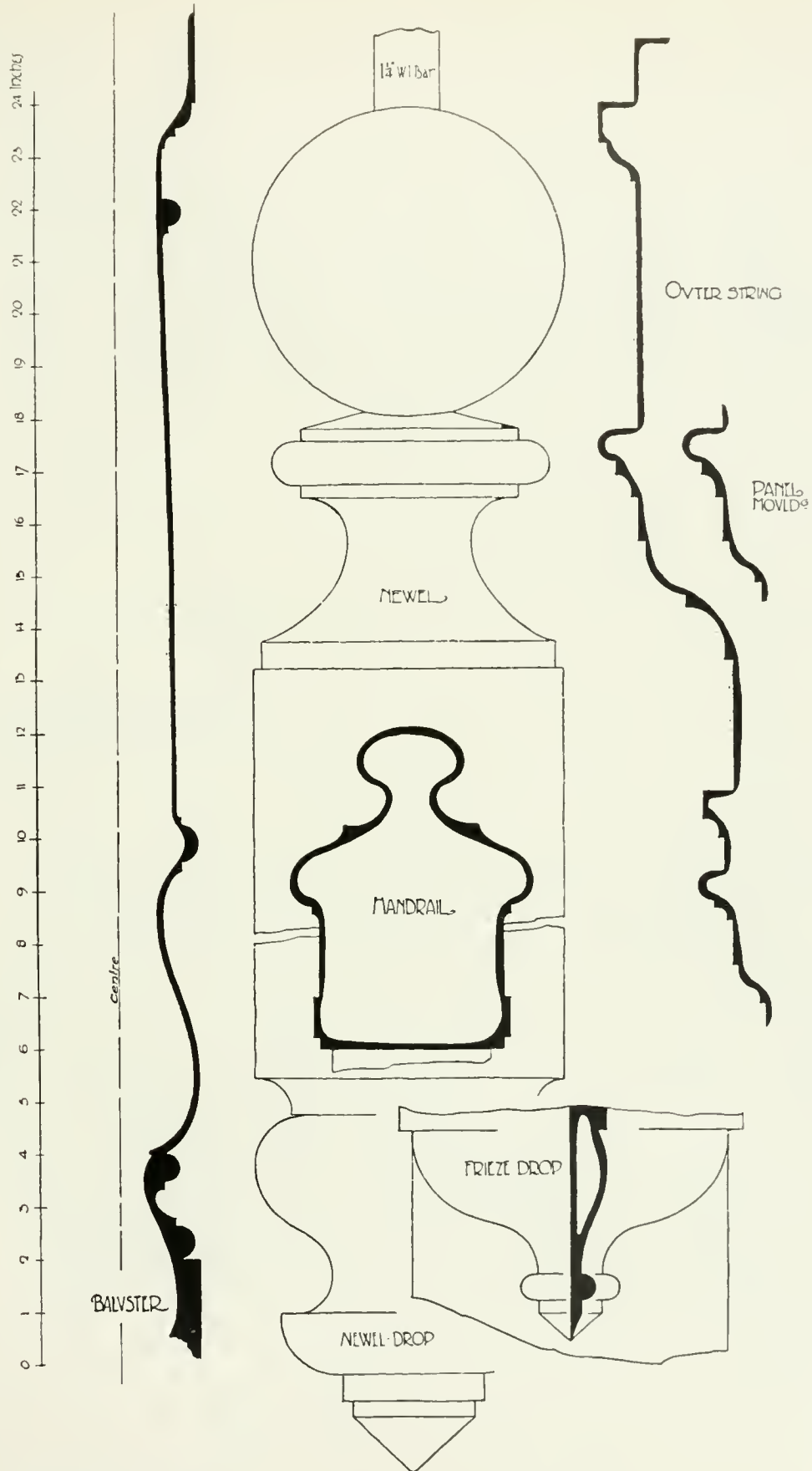
W & A WEBB, Del
1901

SANDFORD MANOR.

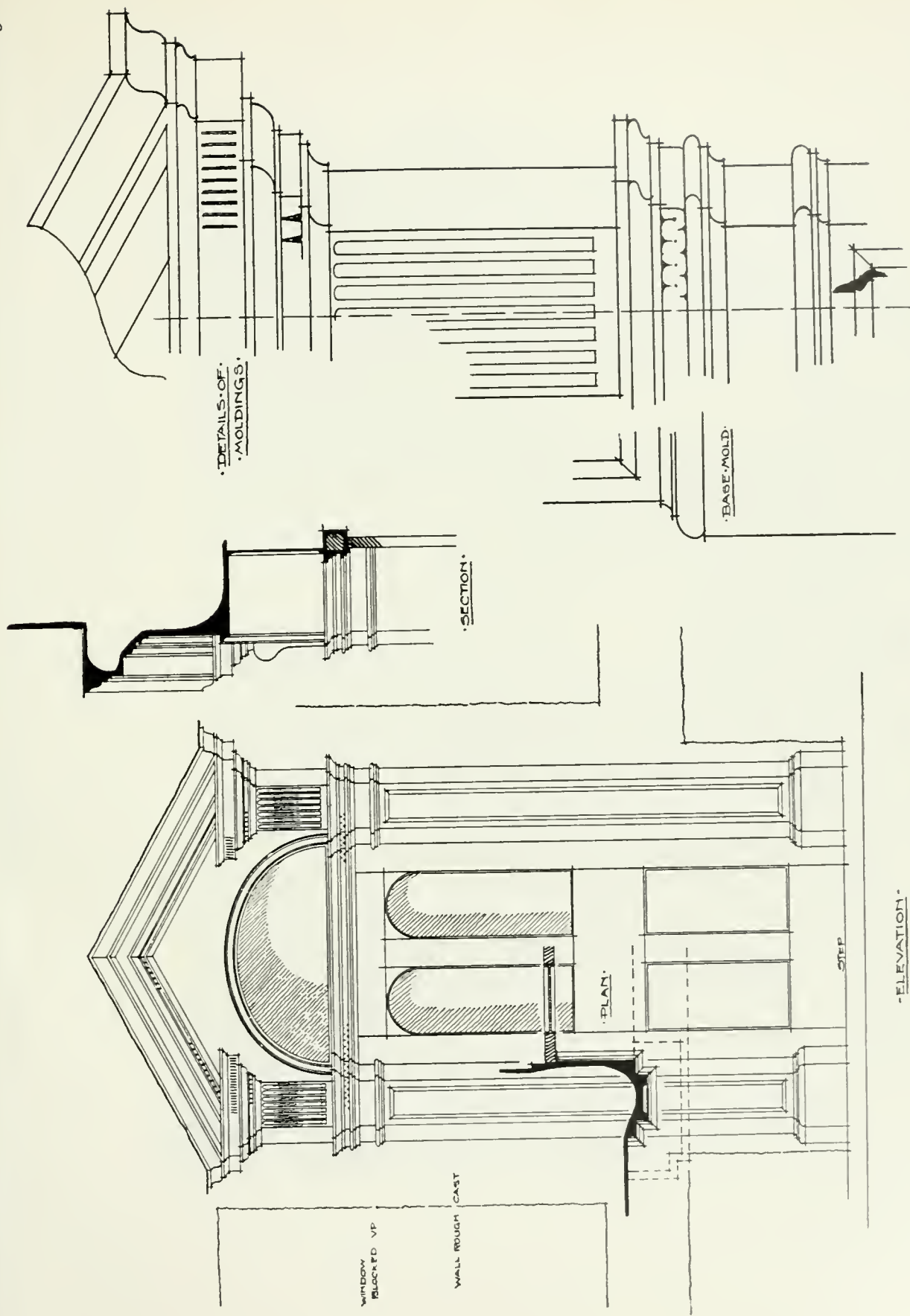
PLANS AND SECTION OF HALL AND STAIRCASE.

MEASURED AND DRAWN BY ERNEST A. MANN.

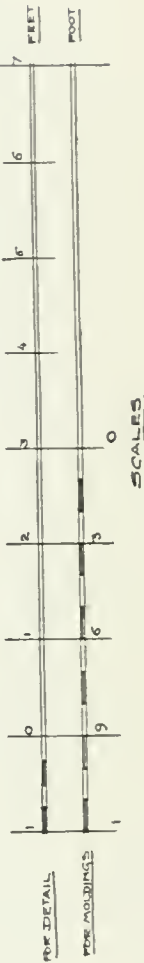




DETAILS OF
STAIRCASE.



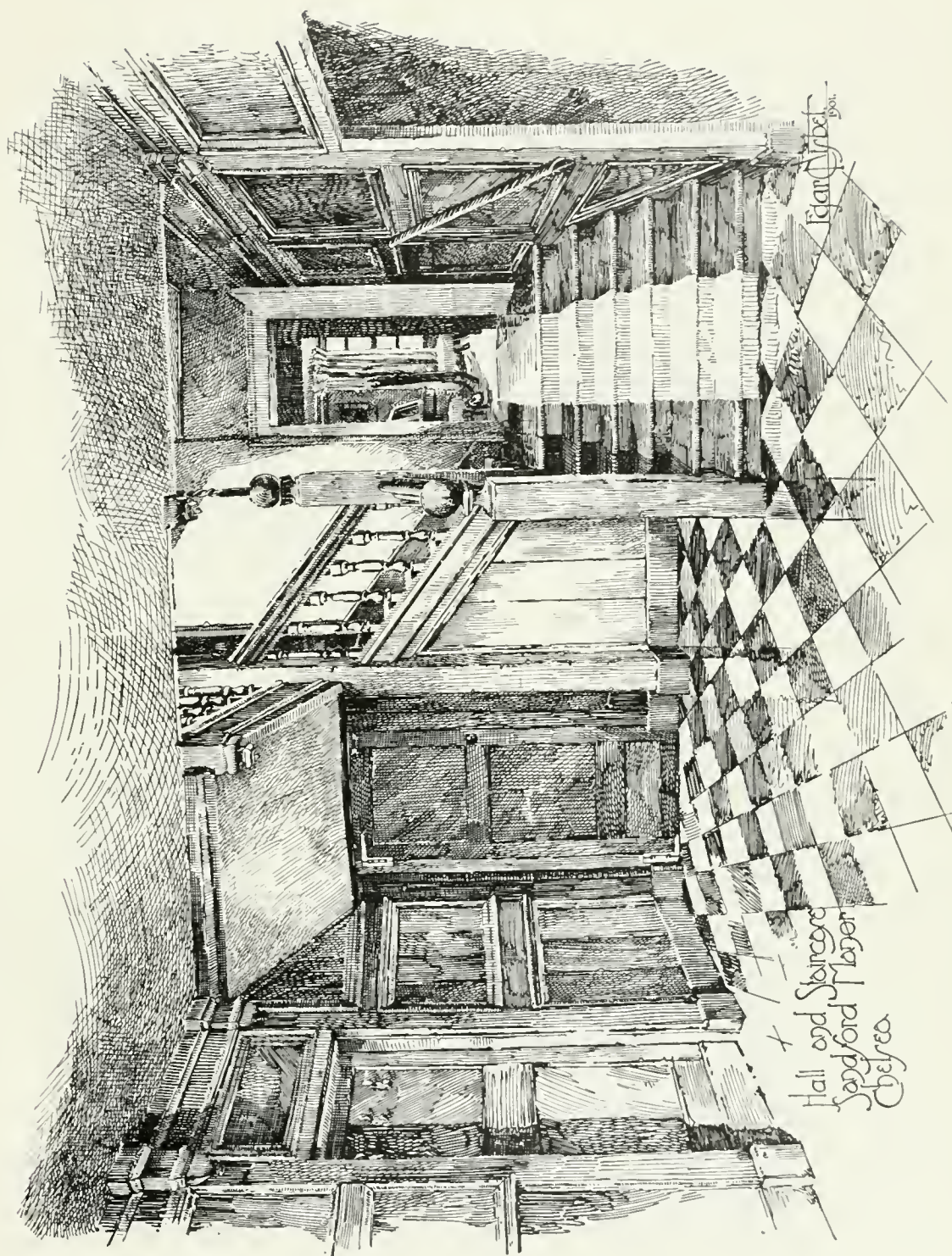
-ELEVATION-



Reverdy Smith
July 1922

DETAIL OF ENTRANCE DOOR.

PLATE 6.





SANDFORD MANOR
FROM THE NORTH-EAST.



SANDFORD MANOR
FROM THE WEST.



SANDFORD MANOR,
PANELLING IN THE HALL.

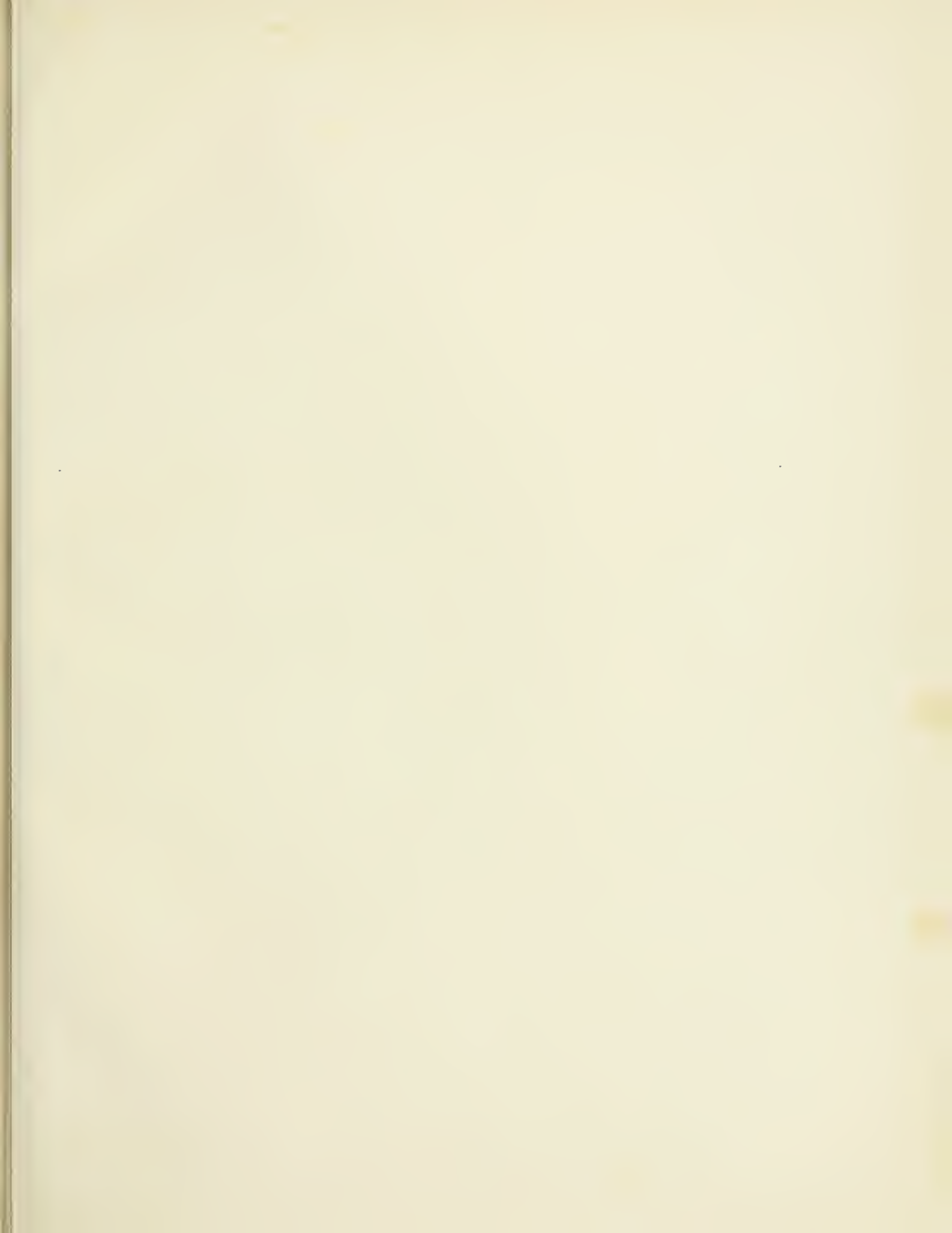


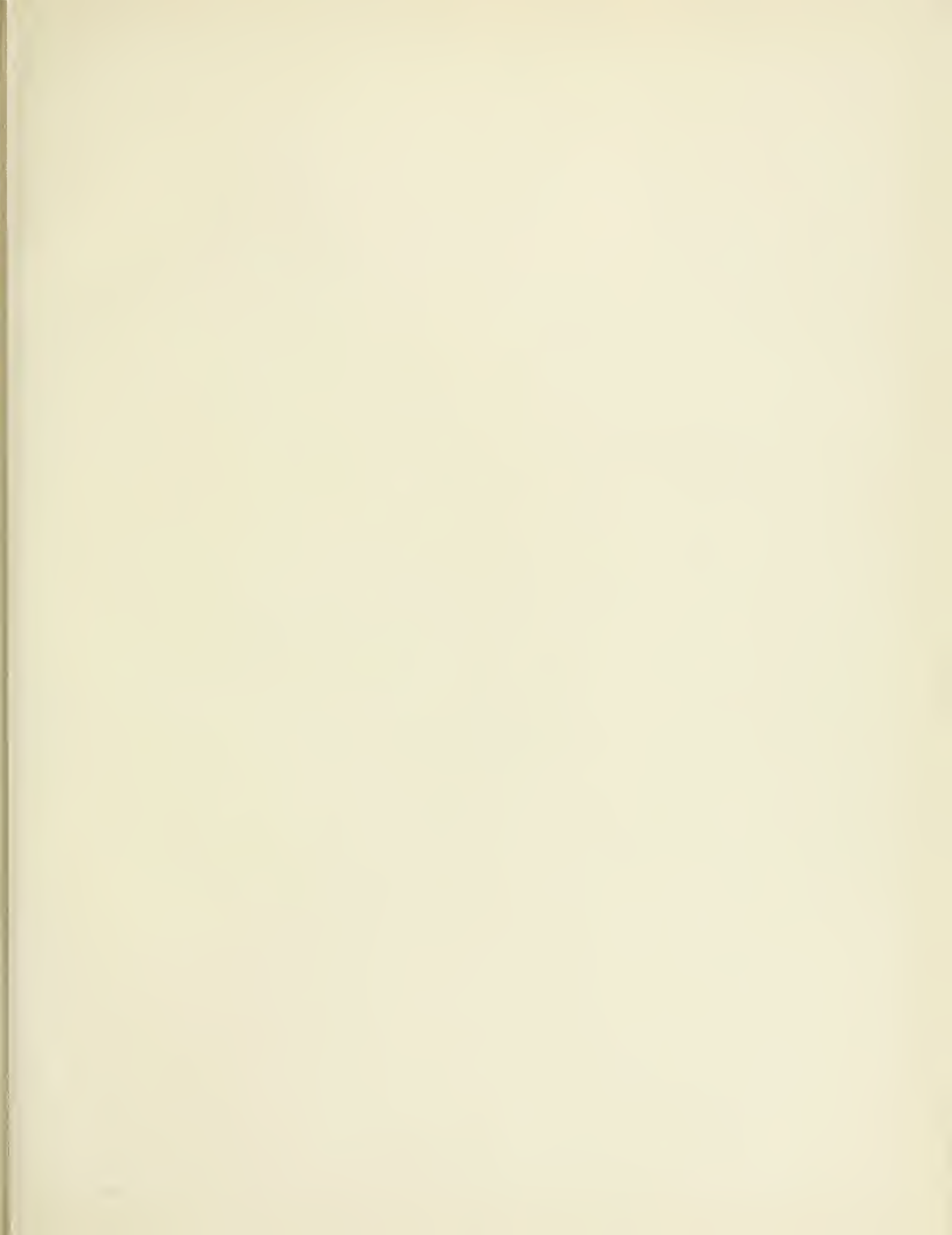
SANDFORD MANOR,
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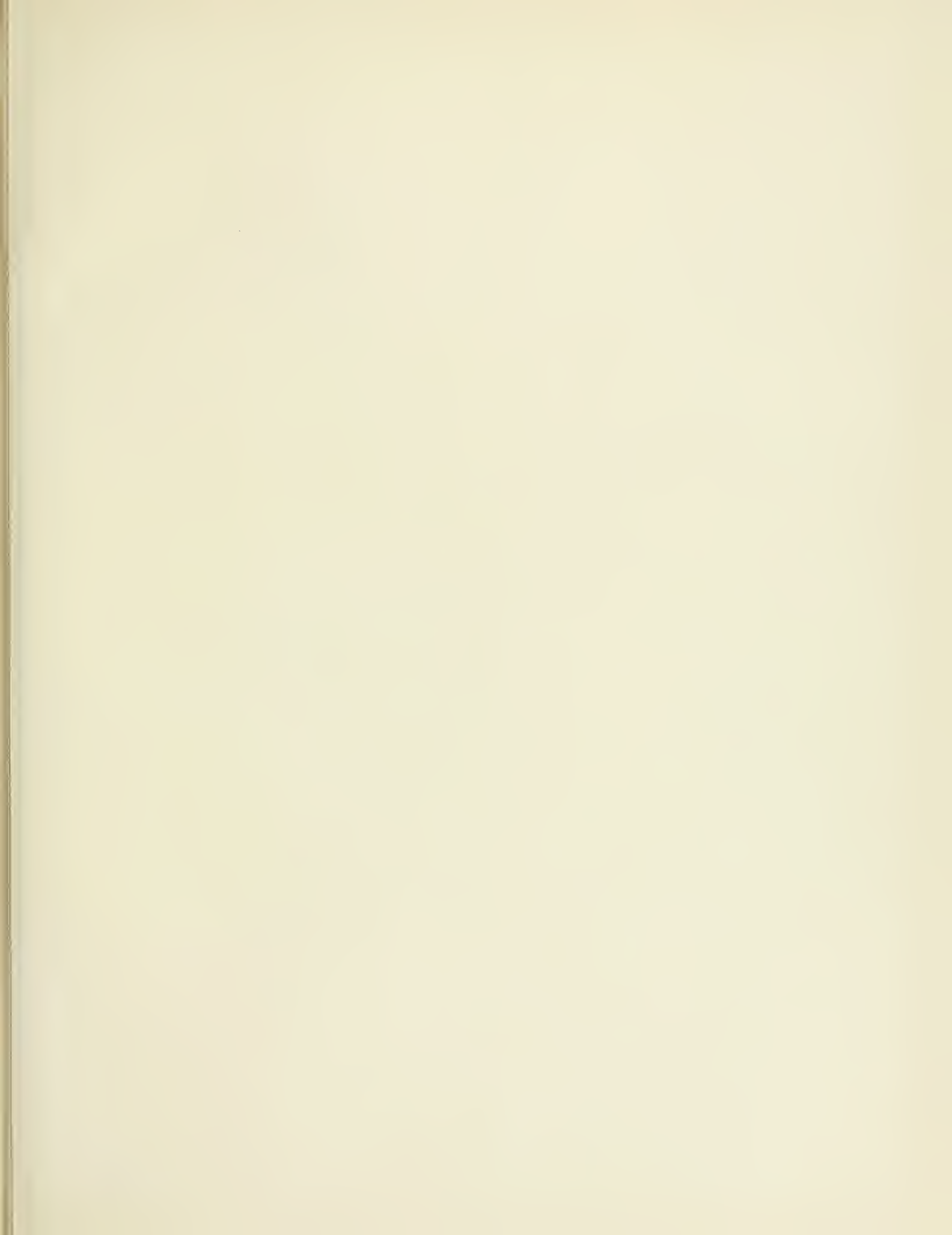
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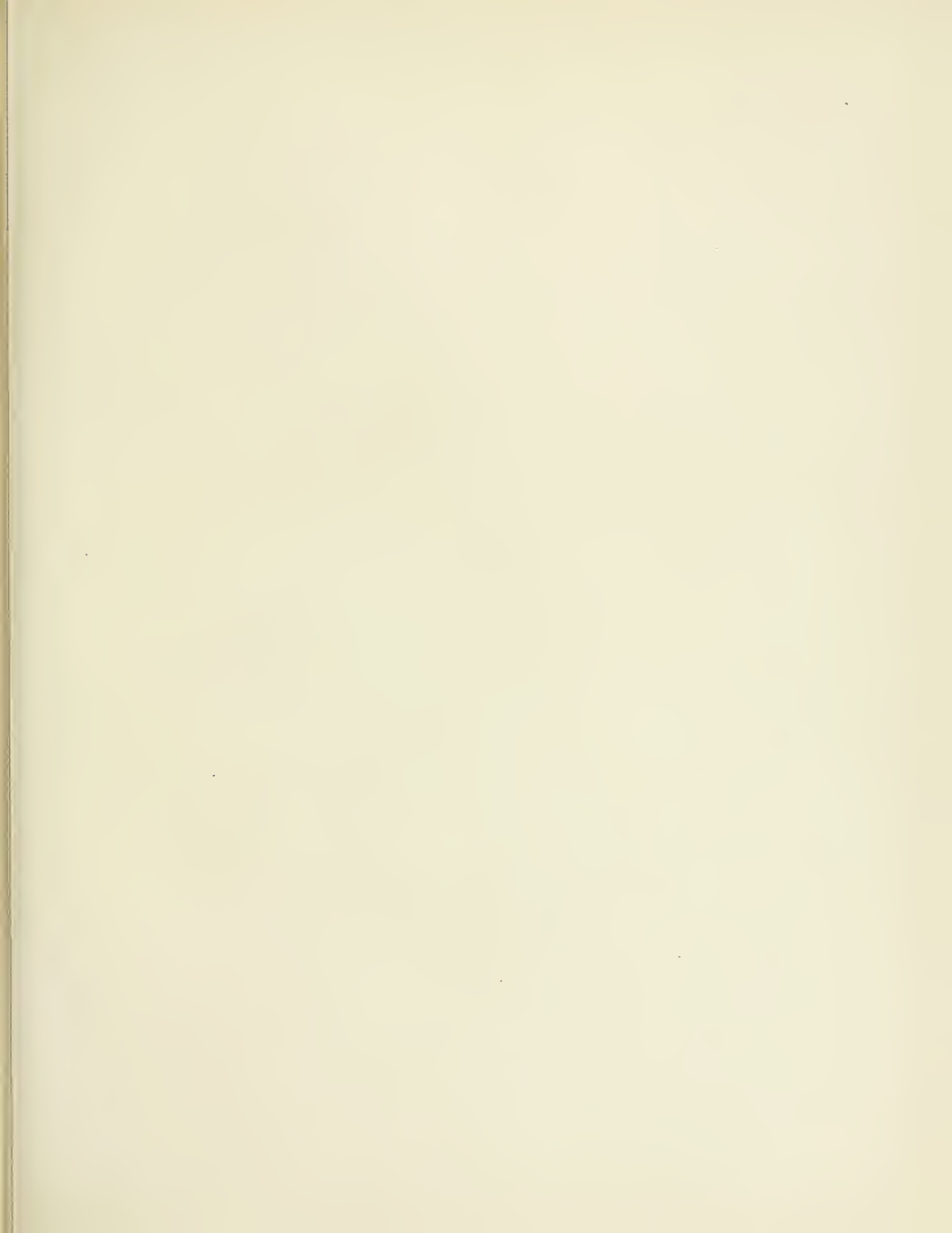


SANDFORD MANOR,
THE ENTRANCE DOOR.









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